



Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, April 28, 2026, at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Doug Crosson

Eugene Foster

Douglas Shumway

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public who wishes to address the Commission regarding items on the posted agenda may do so at Presentation of Citizens. For items posted with a Public Hearing, the Commission requests that members of the public hold their comments until the item is presented for consideration. Members of the public wishing to address matters not listed on the posted agenda may do so at Presentation of Citizens. Speakers are allotted two (2) minutes each and regarding issues not on the agenda and two (2) minutes per item on the agenda may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. Speakers are encouraged to sign in to speak, but it is not required. By law no action shall be taken during Presentation of Citizens.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the Commission or City staff.

- 1. Consider approval of the March 24, 2026 Planning & Zoning regular meeting minutes.**

BUSINESS AGENDA

- 2. Presentation, discussion, and direction regarding the draft 2040 Dripping Springs Comprehensive Plan.** *Tory Carpenter, Planning Director*

PLANNING REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

- 3. Planning Department Report.** *Tory Carpenter, Planning Director*

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

May 26, 2026, at 6:00 p.m.
June 23, 2026, at 6:00 p.m.
July 28, 2026, at 6:00 p.m.
August 25, 2026, at 6:00 p.m.

City Council & Board of Adjustment Meetings

May 5, 2026, at 6:00 p.m.
May 19, 2026, at 6:00 p.m.
June 2, 2026, at 6:00 p.m.
June 16, 2026, at 6:00 p.m.
July 7, 2026, at 6:00 p.m.
July 21, 2026, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on April 22, 2026 at 3:00 p.m.

Diana Boone, City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Request for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, March 24, 2026, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of commissioners present, Chair James called the meeting to order at 6:02 p.m.

Commission Members Present

Mim James, Chair

Tammie Williamson, Vice Chair

Doug Crosson

Eugene Foster

Douglas Shumway

Evelyn Strong

Commission Members Absent

Christian Bourguignon

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Strong.

PRESENTATION OF CITIZENS

A member of the public who wishes to address the Commission regarding items on the posted agenda may do so at Presentation of Citizens. For items posted with a Public Hearing, the Commission requests that members of the public hold their comments until the item is presented for consideration. Members of the public wishing to address matters not listed on the posted agenda may do so at Presentation of Citizens. Speakers are allotted two (2) minutes each and regarding issues not on the agenda and two (2) minutes per item on the agenda may not cede or pool time. Members of the public requiring the assistance of a

translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. Speakers are encouraged to sign in to speak, but it is not required. By law no action shall be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the Commission or City staff.

1. Consider approval of the February 24, 2026 Planning & Zoning Regular Meeting Minutes.

A motion was made by Commissioner Strong and seconded by Vice Chair Williamson, to approve the February 24, 2026 minutes. The motion to approve carried unanimously 6 to 0.

BUSINESS AGENDA

2. Public hearing, discussion, and consideration of approval of VAR2026-003: a variance request to reduce the lot size requirement for the property located at 11704 Crumley Ranch Road. Applicant: John Thompson on behalf of Phillip Lee, Lee Brothers Ranch, LLC, property owner.

a. Applicant Presentation

Presented by John Thompson and property owner Phillip Lee. Contractor Andy Vasques with Villa Vista Homes was present in the audience to assist with questions.

b. Staff Report

Senior Planner Sara Varvarigos presented the Staff Report and recommended approval of variance request with conditions. Staff noted that although the applicant checked “city limits” on the application form, the property located at 11704 Crumley Ranch Road is in the City’s ETJ, not within City limits.

c. Public Hearing

No one spoke during the Public Hearing.

d. Variance

A motion was made by Commissioner Crosson and seconded by Vice Chair Williamson, to approve the variance request subject to the lot being served by an advanced on-site sewage facility, and use surface water or rainwater for drinking water purposes, and use the existing well for non-potable water uses. The motion to approve carried unanimously 6 to 0.

PLANNING REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

3. Planning Department Report. Tory Carpenter, Planning Director

Planning Director Tory Carpenter presented the report. The report is on file.

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

The commission did not meet in Closed Session.

ADJOURN

A motion was made by Commissioner Strong and seconded by Vice Chair Williamson, to adjourn the meeting. The motion carried unanimously 6 to 0.

The meeting was adjourned at 7:17 p.m.



To: Planning & Zoning Commission
From: Tory Carpenter, AICP – Planning Director
Date: April 28, 2026
RE: 2040 Dripping Springs Comprehensive Plan – Draft Release

I. Overview

The City has been working on the Comprehensive Plan update since early 2022, including multiple public meetings, stakeholder discussions, and joint workshops with City boards and commissions. The draft plan has evolved through this process to reflect community input, technical analysis, and policy direction.

The City's contract with DTJ Design has now been finalized and closed out. As a result, all remaining revisions, coordination, and public engagement efforts are being conducted in-house by City staff.

II. Updated Draft Plan

The updated draft Comprehensive Plan includes several key refinements based on prior feedback and recent internal review:

- **Future Land Use Map (FLUM):** Updated to better align with existing development patterns and the place types identified in the plan.
- **Vision Statement:** Revised to identify the small-town charm, and provide a focus on preservation.
- **Reorganize plan elements** to prioritize essential infrastructure needs.
- **Place Types:** Revised descriptions and standards, including clarification of which zoning districts are appropriate within each place type.
- **Implementation Plan:** Updated to reflect input received during prior workshops and meetings, with refined action items, priorities, and sequencing.

These updates are intended to improve clarity, internal consistency, and usability of the plan as a policy and decision-making tool.

III. Recent Direction

Staff presented an update to the status of the plan to City Council on April 21, 2026. Council provided general direction to:

- Proceed with public outreach and engagement, and
- Make the draft plan available for public review and comment for approximately 30–45 days prior to formal action.

IV. Next Steps

The draft Comprehensive Plan will be made publicly available for review and comment.

Staff will continue to bring the item forward on Planning & Zoning Commission and City Council agendas for discussion and direction.

Additional revisions may be made based on Commission input, Council direction, and public feedback during the review period.

V. Anticipated Timeline

- Public Review Period: Spring–Early Summer 2026 (approximately 30–45 days)
- Planning & Zoning Commission Public Hearing and Recommendation: Tentatively June–July 2026
- City Council Public Hearing and Adoption: Tentatively July–August 2026, depending on the extent of revisions and feedback received

2040 Comprehensive Plan
Summary of Changes

Chapter	Key Changes	Description of Update	Planning/Policy Impact
Executive Summary	Refined Vision Statement	Expanded to include sustainability, infrastructure, and long-term growth management	Shifts tone toward implementation and resiliency
	Plan Elements Clarification	Clearer consolidation from 7 elements to 5 elements	Improves readability and alignment across plan
1. Introduction	Updated Plan Context	Corrected reference to prior plan (2016) and refined background narrative	Improves accuracy and consistency
	Clarified Plan Role	Expanded explanation of what the plan does and does not do (not zoning, not project approval)	Strengthens legal clarity and usability for decision-making
2. Visioning & Goals	Updated Vision Language	Vision expanded to emphasize sustainability, infrastructure, and managed growth	Aligns community vision with current growth conditions
	Guiding Principles	Minor refinements; core community values unchanged	Maintains consistency with prior public input
3. Land Use	Future Land Use Map (FLUM) Updates	Adjusted to better reflect existing development patterns and adopted place types	Improves reliability of FLUM as a policy tool
	Place Types Refinement	Clarified descriptions and strengthened emphasis on character-based planning	Better linkage between land use, zoning, and development outcomes
	Terminology Consistency	Standardized terminology (e.g., FLUM vs. FLUP)	Improves clarity and internal consistency

2040 Comprehensive Plan
Summary of Changes

Item 2.

Chapter	Key Changes	Description of Update	Planning/Policy Impact
4. Plan Elements	Reorganization of Elements	Reordered elements (Infrastructure & Facilities prioritized first)	Reflects emphasis on infrastructure-driven planning
	Goal & Objective Refinements	Minor updates to improve clarity and consistency across elements	Enhances usability without major policy shifts
5. Implementation Plan	Updated Action Framework	Reorganized actions and priorities to better align with plan elements	Improves function as a work program document
	Stronger Linkages	Improved connection between goals, FLUM, and implementation actions	Enhances ability to implement and track progress



2040 DRIPPING SPRINGS COMPREHENSIVE PLAN

DRAFT



ACKNOWLEDGMENTS

CITY COUNCIL

Bill Foulds, Jr., Mayor
Taline Manassian, Mayor Pro Tem
Wade King, Council Member
Geoffrey Tahuahua, Council Member
Travis Crow, Council Member
Sherrie Parks, Council Member

PLANNING + ZONING COMMISSION

Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
Doug Crosson
Eugene Foster
Douglas Shumway
Evelyn Strong
Tory Carpenter, Staff Liason

HISTORIC PRESERVATION COMMISSION

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Haley Hunt
Steve Mallett
Richard Moore
Gwyn Sommerfeld
Michelle Fischer

PARKS & RECREATION COMMISSION

Paul Fushille, Chair
Kristy Caldwell, Vice Chair
Tyson Joe
Hope Boatright
Olivia Barnard
Laurence Lane
Thomas Lengel
Taylor Houston
Ryan Strittmatter
Andy Binz

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

Pam Owens, Business Community
Kim Fernea, Business Community, EDC Chair
Holly Morris-Kuentz, DSISD Representative
Marcie Cochran, Dripping Springs Library
Doug Fowler, Emergency Services Representative
Ron Hood, Constable's Office–Pct. 4
Tessa Schmidtzinsky, Pedernales Electric Cooperative
Mary Margaret Dement, long-time city resident
Wayne Simoneau, long-time city resident
Betty Meyer, long-time city resident
Margaret Scharold, new city resident

CITY OF DRIPPING SPRINGS STAFF

Michelle Fischer, City Administrator
Ginger Faught, Deputy City Administrator
Shawn Cox, Deputy City Administrator
Tory Carpenter, Planning Director
Katherine Griego, Development Permit Coordinator
Sara Varvarigos, Senior Planner
Aniz Alani, City Attorney
Chad Gilpin, City Engineer
Lisa Sullivan, People & Communications Director
Gray Lahrman, Utilities Director
Riley Sublett, Maintenance Director
Andrew Binz, Parks & Community Services Director



CONSULTANT TEAM

DTJ Design (Lead Consultant)
Catalyst Commercial
Livable Plans and Codes
CivicBrand
LEE Engineering
Gessner Engineering





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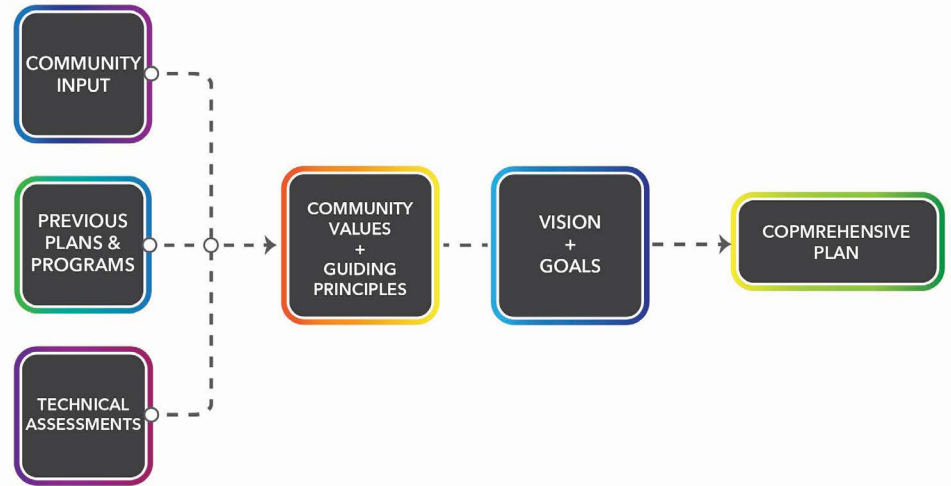
EXECUTIVE SUMMARY

PURPOSE OF PLAN

The Plan is an advisory document that will guide the future evolution and changes in a community over the next 15-20 years. The Plan is a 'road map' for fostering a desirable and sustainable place to live, work, and visit. It establishes policies and strategies for advancing key community priorities, including land use and development, parks and open space, transportation systems, economic growth, and sustainable infrastructure. This Plan will serve as a guide to policy makers, community members, property owners and developers to help them understand the vision of the community, predict what uses could occur both on and near their properties, set the expectations for the physical form of development, and make informed land-use decisions.



PROCESS



The 2040 Comprehensive Plan process was initiated in February 2022. The process involved an extensive community outreach and engagement process that included a review of past relevant plans and programs in the city, and a detailed assessment of current conditions to help identify community needs and priorities.

Original 7 Key Elements	Final 5 Plan Elements
Infrastructure	Infrastructure & Facilities
Parks & Recreation	Protecting Community Character
Historic Preservation	
Land Use & Character	Connectivity & Corridor Enhancement
Transportation	
Housing	Housing
Economic Development Strategy	Economic Development & Funding

VISION STATEMENT

As the gateway to the Hill Country, Dripping Springs is committed to enhancing the community's unique identity by protecting its natural resources, rich history, and dark skies, while providing sustainable infrastructure to support our growing community. Through thoughtful planning and sustainable growth, we strive to maintain the character and quality of life that define our small-town spirit, ensuring that Dripping Springs remains a vibrant, resilient, and welcoming place for generations to come.

KEY TAKEAWAYS

The Vision Statement is derived from a Community's Core Values. Community values, or in planning terms, "Guiding Principles", are the non-negotiable core standards that the community's residents wish to maintain. Values must be acknowledged, honored, and constantly defended to ensure that change and development occur in accordance with them.

The 2040 Comprehensive Plan process identified a wide range of community values/guiding principles that guided the Plan process:

- **Preservation / Nature / Environment**
- **Rural / Country / Small Town**
- **Community / Friendly / Family-oriented**
- **Charming / Quaint / Local**
- **Historic / Cultural**
- **Dark Sky / Quiet**
- **Growing / Economic Opportunity / Balance**

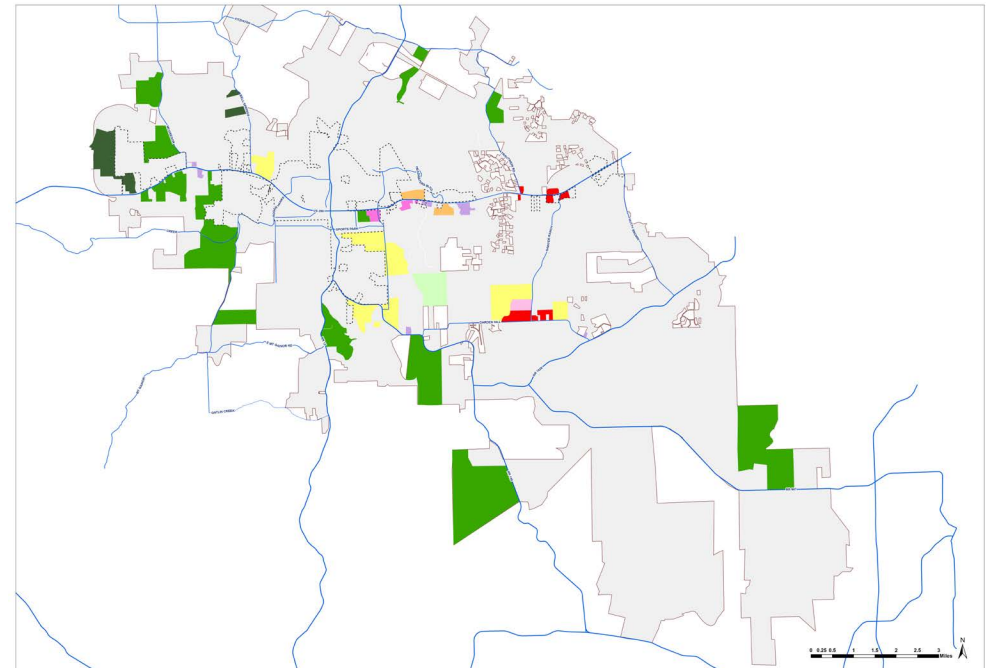


Figure 1. Proposed Development / Opportunity Area in the City and ETJ

PLAN ELEMENTS & IMPLEMENTATION STRATEGIES



Infrastructure & Facilities

Goal: Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

Objectives:

- Prioritize stormwater, wastewater, and water infrastructure improvement projects.
- Manage and maintain roadway infrastructure.
- Ensure quality maintenance and development of the public realm and streetscapes.



Community Character

Goal: Manage growth and development while prioritizing the preservation of the Hill Country character and the community’s sense of place.

Objectives:

- Proactive approach to maintain Hill Country character, sense of place, and natural environment.
- Guide future growth and development so that it follows the Future Land Use plan and reflects the community’s priorities and needs.



Connectivity & Corridor Enhancement

Goal: Provide an efficient and safe regional network of streets and highways.

Objectives:

- Partner with TxDOT to monitor corridor plans.
- Review and Update Transportation Master Plan.
- Monitor roadway improvements and expansions throughout City & ETJ.
- Monitor traffic impacts in corridor and throughout the City and ETJ roadway network.



Housing

Goal: Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

Objectives:

- Explore options for development regulation in ETJ.
- Review and adjust current architectural standards.
- Expand housing options.

Economic Development & Funding

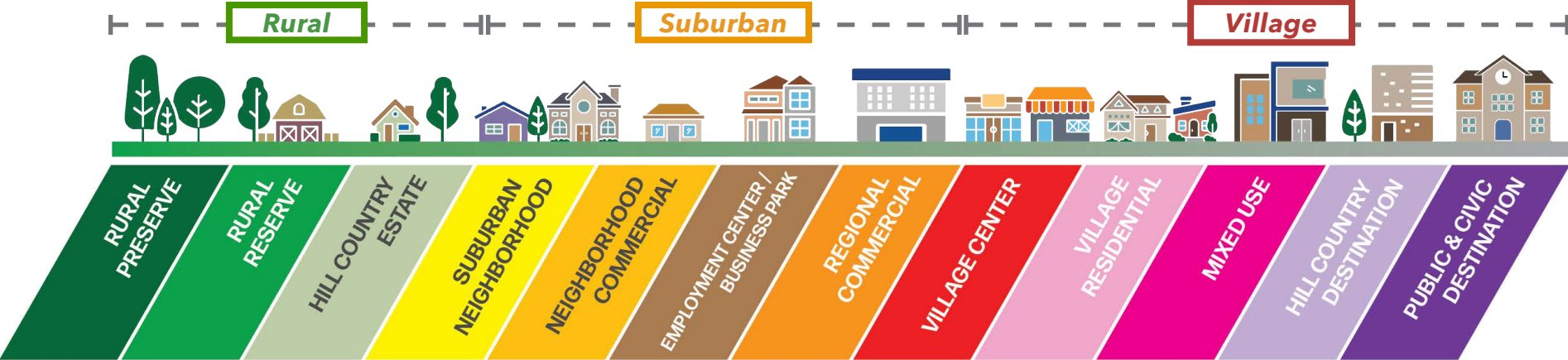
Goal: Encourage a balanced growth and foster a resilient and robust economy.

Objectives:

- Determine role of Economic Development Committee in advancing the implementation of the Comprehensive Plan.
- Foster expansion of tourism.
- Encourage Business Attraction and Retention.
- Funding Strategies / Policies

PLACE TYPES

A Future Land Use Map (FLUM) establishes and defines land use categories and applies it to all the land within the city and the ETJ. The FLUM guides future development and redevelopment by providing the decision-making bodies information on the intended land uses of future development. Typically, land use designations on FLUMs are one-dimensional (density-based) and may not provide enough specificity on the intended character of the land use. Place Types are an effort to provide character-based land use designations that help the residents and elected officials to better envision their community's future.



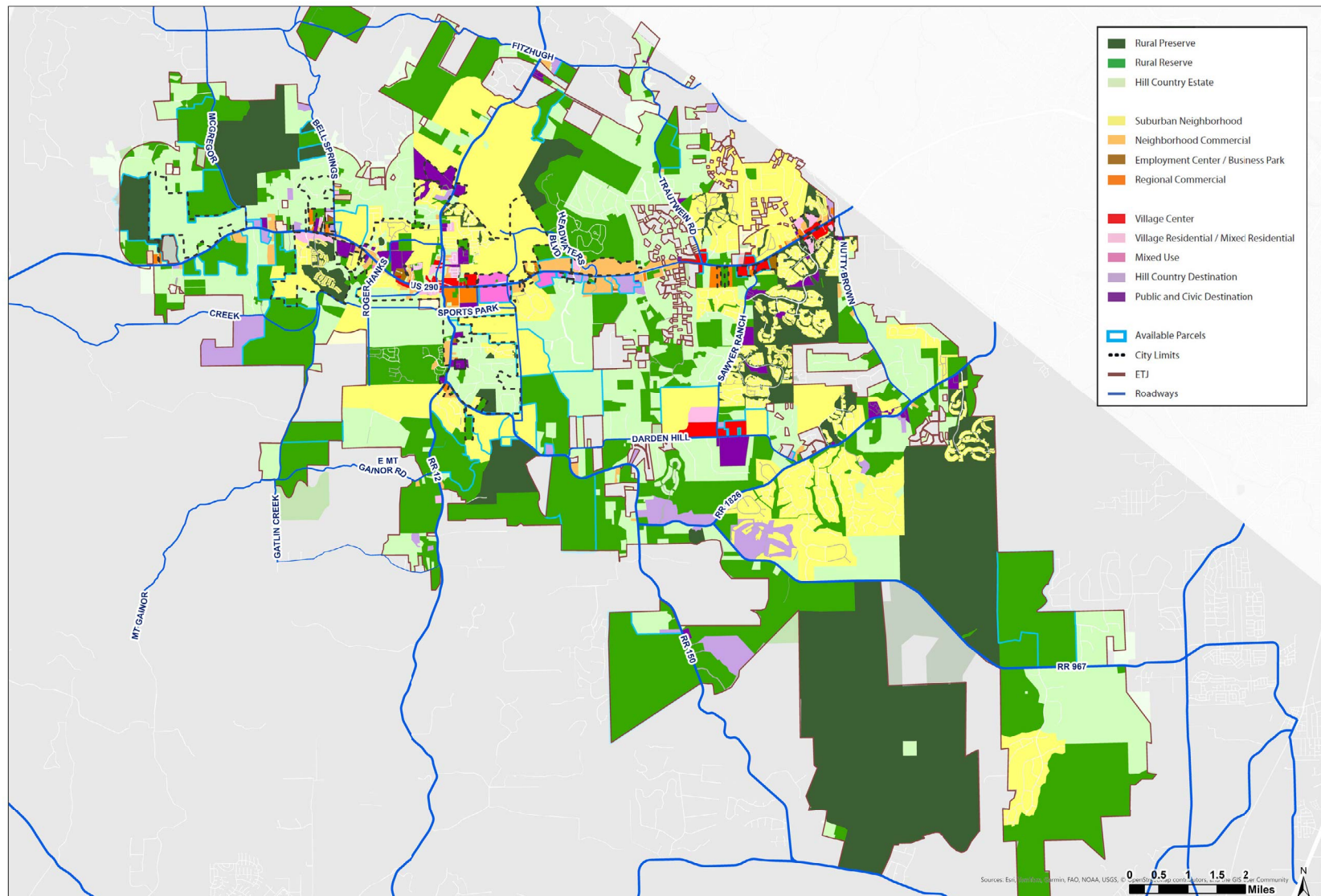


Figure 2. Future Land Use Map ETJ Scale

"The charm of Dripping Springs is due to the surrounding environment, and the small businesses that thrive here."

- Dripping Springs Resident





1 INTRODUCTION

PURPOSE OF COMPREHENSIVE PLAN

In November 2016, the City of Dripping Springs adopted its previous Comprehensive Master Plan; however, explosive growth and a vastly changing range of issues accompanying that growth in recent years, have pushed City and Planning officials to reassess the previous plan and update it as needed in 7 key areas that had been previously identified. Those seven areas in order of importance included:

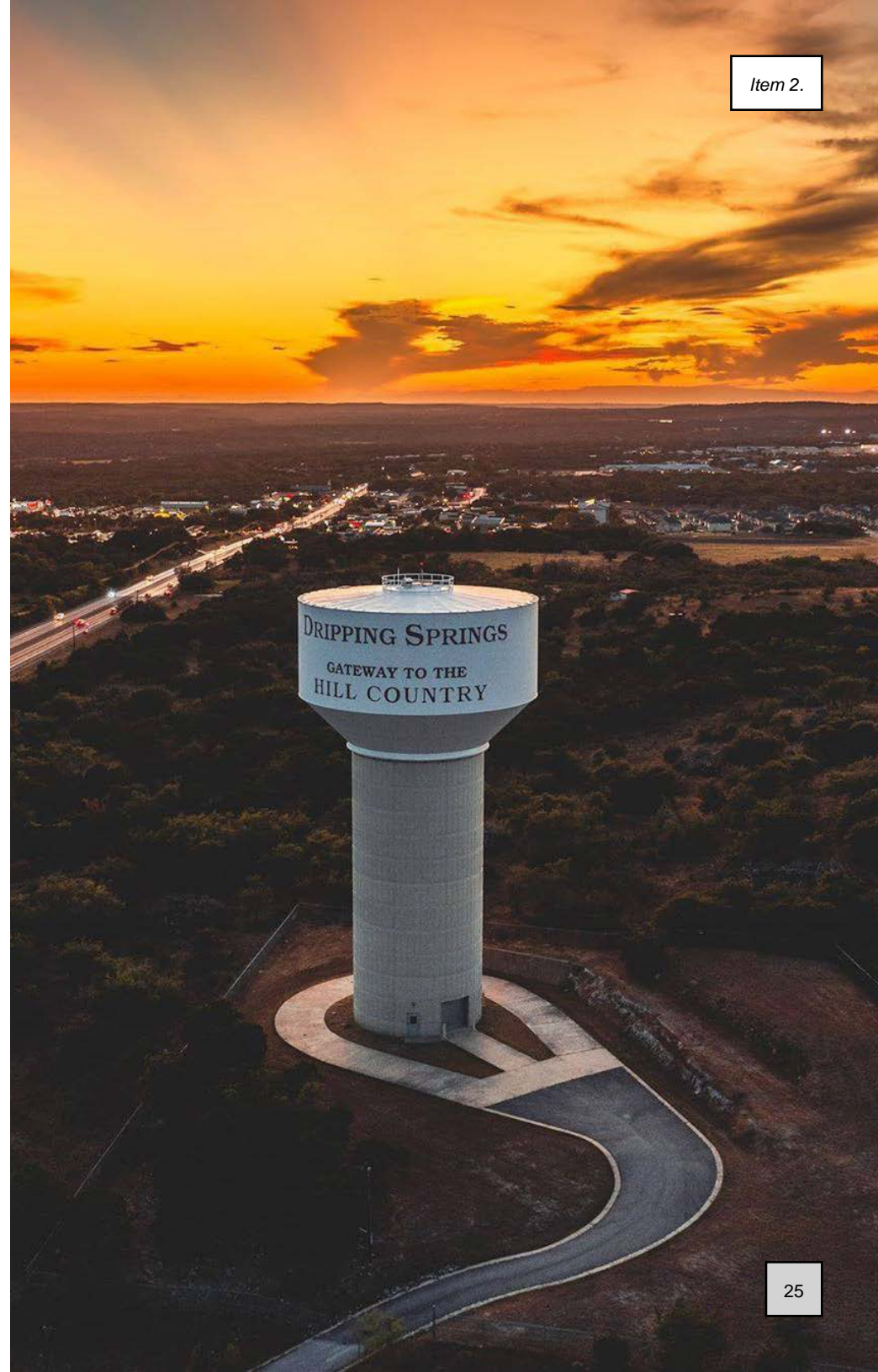
- Economic Development Strategy
- Land Use and Character
- Transportation
- Infrastructure and Facilities
- Housing
- Parks and Recreation
- Historic Preservation

The Plan is an officially adopted policy document that establishes the goals for the future and provides direction for decisions affecting the use and development of land, preservation of open space, transportation systems, economic growth the expansion and maintenance of public facilities and services, and the relationship between land use patterns and fiscal policies.

This Plan is an advisory document that will guide the future evolution and changes in a community over the next 15-20 years. The Plan is a 'road map' for fostering a desirable and sustainable place to live, work, and visit. It establishes policies and strategies for advancing key community priorities, including land use and development, parks and open space, transportation, and sustainable infrastructure. This Plan sets the stage for more detailed planning through downtown and corridor plans, as well as other future small area plans, and development regulations.

The Plan will serve as a guide to policy makers, community members, property owners and developers to help them understand the vision of the community, predict what uses could occur both on and near their properties, set the expectations for the physical form of development, and make informed land-use decisions.

At the center of this Plan update is the opportunity for community members to re-evaluate the overall long-term community vision and policy direction for managing the built and natural environment in Dripping Springs. The update focuses on an analysis of key Plan Elements as defined by the citizens of Dripping Springs.



WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

While cities in Texas are not required to maintain long-range development plans as in some other states, the Texas Legislature provided the following guidance to cities through Chapter 213 of the Texas Local Government Code related to Municipal Comprehensive Plans:

The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare. State statutes enabling long-range urban planning by Texas cities also leave it up to these municipalities to determine what topics will be covered in their plans. Chapter 213 advises that a comprehensive plan may include but is not limited to;

- Provisions on land use, transportation, and public facilities.
- Consist of a single plan or a coordinated set of plans organized by subject and geography.
- Be used to coordinate and guide the establishment of development regulations.

As an advisory document, the City of Dripping Springs 2040 Comprehensive Plan provides the structure for future decisions made by the City Council, Planning & Zoning Commission, and other boards, commissions, and committees that have an interest in the City of Dripping Springs. The Plan sets the framework for future land uses and infrastructure needs over time.

The City Council, Planning & Zoning Commission and other boards, commissions, and committees in Dripping Springs shall follow the guidance provided in this Plan to ensure the needs of the community are addressed over the next 15-20 years. The following highlights key considerations of what the Comprehensive Plan does and does not involve:

Provides a vision for future land use and guidance on how development should proceed in the City of Dripping Springs.

The Plan is NOT intended to establish legal zoning or review criteria for specific development proposals.

Provides overarching goals for economic development strategies for the community.

The Plan does NOT establish any formal economic development tool such as a tax incentive, tax credit, or rebate program.

Provides a framework for future revisions to the City Development Code.

The Plan does NOT provide the zoning code revisions. The code update is a follow up next step once the Comprehensive Plan has been adopted.

Provides guidance for property owners with respect to future land use in the City.

The Plan does NOT define site specific designs nor guarantee development proposals will be approved if it is not in the best interest of the community or is otherwise contrary to the goals of the Plan.

Provides guidance for future public infrastructure requirements such as utility and roadway enhancements and public amenities.

The Plan does NOT provide specific proposals for City improvements or improvements on any given parcel in the City.

Provides guidance for future mobility and access needs serving the City's urban arterial network and connections to neighborhoods and business districts in the City.

The Plan does NOT serve as an official document authorizing the construction or improvement of any road, trail, or other transportation facilities in the community.

Provides a general guide for the expansion and maintenance of utility infrastructure needs for the City.

The Plan does NOT serve as a detailed utility plan or infrastructure study.

COMPONENTS OF THE PLAN

CHAPTER 2: VISIONING AND GOALS

The Visioning and Goals chapter shows the results of the public engagement process, and a breakdown of the community values and guiding principles. The Vision Statement serves as the basis for developing important guiding principles and subsequent goals, policies, and strategies.

CHAPTER 3: LAND USE

The Land Use chapter contains the mapping analysis and constraints, including the existing land use map, and future land use plan. It provides insight to the strategies for selecting opportunity areas following the study of existing neighborhoods and planned developments. The 2040 Comprehensive Plan serves as a guide for managing future growth in a way that enhances the community character of Dripping Springs. The Future Land Use Map provides a roadmap for how to direct this growth while maintaining and enhancing the physical characteristics of the City.

CHAPTER 4: PLAN ELEMENTS

The Plan Elements support the Guiding Principles and help organize goals. The chapter breaks down each plan element by providing an overview, intent, and key considerations.

CHAPTER 5: IMPLEMENTATION PLAN

The Implementation Strategies outlined in the Implementation Plan chapter respond to the goals, objectives and policies established by the Dripping Springs Comprehensive Plan. This section serves as a delivery framework and is intended as a guide for future decision making and programming.



APPENDIX ITEMS

A. Glossary of Terms

Definition of planning terms or programs mentioned throughout the Comprehensive Plan.

B. Economic Analysis

Summary of the Dripping Springs housing market and overview of the demand and opportunities for residential development.

C. Community Context

Overview of the Existing Conditions of the City of Dripping Springs, and timeline of public engagement and community outreach.

D. Fiscal Impact Summary

Fiscal analysis based upon the preferred land use scenario in the Future Land Use plan.

HOW WILL THE COMMUNITY USE THIS PLAN?

CITY COUNCIL AND PLANNING AND ZONING COMMISSION

These bodies will use the Comprehensive Plan to guide long-term strategic planning for the city. It will help them consider proposals and ideas that come before them with respect to future development in the city. Both the City Council and Planning and Zoning Commission will use the various recommendations to inform and guide other City plans and programs.

BOARDS, COMMISSIONS AND COMMITTEES

The various boards, commissions and committees in Dripping Springs will use the Comprehensive Plan to guide their ongoing oversight and to inform updates to the plans and procedures under their purview.

CITY STAFF

The City staff will use the Comprehensive Plan to guide their day-to-day functions, plan for future improvements and initiatives, and provide a framework for future development and regulatory code changes. The City staff will use the recommendations as a “guiding light” to shape future, more detailed plans and studies conducted by various entities to advance high priority and

ongoing planning efforts in the City.

DEVELOPERS AND PROPERTY OWNERS

Developers and property owners will use the Comprehensive Plan to understand how future public infrastructure reinvestments and redevelopments will advance over time. Property owners and local developers will acknowledge the Plan recommendations as they review their projects in coordination with the City on infrastructure needs collectively. Additional refinements will be required to help define individual project initiatives, necessary development agreements, and potential partnerships required to advance each initiative.

GENERAL PUBLIC

Residents of Dripping Springs will use the Comprehensive Plan to understand the long-term vision and policies for the City and the framework behind various City-led programs and initiatives to address the future development over the next several years.

RELEVANCE TO OTHER PLANS

The 2040 Comprehensive Plan establishes the vision for the community for the next 10+ years. It is the foundation for several documents that provide more detailed guidance on how Dripping Springs will evolve in the future. Specifically, the Comprehensive Plan serves as an umbrella document over all documents within the City of Dripping Springs. In addition to the plans outlined in this section, the Plan guides other departments and functions including, but not limited to, water, police, fire, transportation, parks and recreation, and economic development.

The Comprehensive Plan acknowledges the previous 2016 Comprehensive Plan, and takes inspiration from its key elements in order to create a new vision, goals and implementation strategies going forwards.

Below is a list of plans referenced and reviewed as a part of the Comprehensive Plan process:

COMPREHENSIVE PLAN (2016)

The previous 2016 Comprehensive Plan set policy guidance related to the physical growth and economic development of Dripping Springs. The current Plan combines the relevant Plan elements from the previous 2016 Comprehensive Plan and merges them with updated Plan elements as part of the 2040 Comprehensive Plan process. The 2040 Comprehensive Plan replaces the previous Plan, including an update of the Future Land Use Map (FLUM) and Implementation Guide.

CODE OF ORDINANCES

The City's Code of Ordinances was evaluated, and areas of recommended changes are referenced as strategies based on public and stakeholder input. An update to the Code of Ordinances is an important implementation strategy for achieving this plan's goals.

DRIPPING SPRINGS TRANSPORTATION MASTER PLAN

The Transportation Master Plan (TMP) serves as Dripping Springs' long-range Mobility Plan through the year 2040, covering both the City Limits and the Extraterritorial Jurisdiction (ETJ). It was prepared in response to rapid residential and commercial growth and increasing congestion, particularly along US 290 and RM 12, and forms the backbone of local and regional mobility. The TMP acts as a core implementation tool of the City's Comprehensive Plan, translating vision into a coordinated, phased, and multimodal transportation strategy that supports growth, protects character, and improves quality of life.

2014-2024 DRIPPING SPRINGS PARKS RECREATION OPEN SPACE MASTER PLAN

The Parks, Recreation & Open Space (PROS) Master Plan (2014-2024) established a 10-year vision and implementation framework for parks, trails, recreation facilities, and natural open spaces within the City and ETJ. The plan identified trail and open space connectivity as a community priority, and provided guidance on preserving Dripping Springs' character, environment, and fiscal sustainability.

2025 DRIPPING SPRINGS PARKS RECREATION AND OPEN SPACE MASTER PLAN

The City of Dripping Springs Parks, Recreation, and Open Space Master Plan is a long-range policy and investment plan that focuses on protecting natural resources, expanding park access, and providing recreational facilities and programs as the city grows. The Plan supports land-use strategies that balance growth with neighborhood-scale amenities and preservation of open space.

HAYS COUNTY TRANSPORTATION MASTER PLAN

The 2021 Hays County Transportation Plan Update is a long-range planning document that guides roadway and mobility improvements through 2045 to address rapid population growth, safety concerns, and connectivity needs while preserving the County's Hill Country character and environmental resources. The plan includes a countywide Thoroughfare Plan and serves as a flexible, updateable framework to prioritize transportation investments, improve regional mobility, and proactively manage growth while balancing community values and environmental stewardship.

HAYS COUNTY DEVELOPMENT REGULATIONS

The Hays County Development Regulations establish a comprehensive legal and procedural framework governing land development in Hays County, and promote orderly growth while protecting public health, safety, water resources, and infrastructure. The regulations define approval authority, application processes, fees, timelines, and enforcement mechanisms. The document also details variance and appeal processes, administrative delegation, and long-term conservation tools.

OVERVIEW

The 2040 Comprehensive Plan process was initiated in February 2022. The process involved an extensive community outreach and engagement process that included a review of past relevant plans and programs in the city, and a detailed assessment of current conditions to help identify community needs and priorities.

The public involvement process consisted of direct individual stakeholder/citizen interviews, monthly coordination with the Comprehensive Plan Advisory Committee (CPAC), meetings with various agencies, utility providers and governmental departments, as well as public workshops. A complete discussion of the public involvement process can be found in the appendices.

The public involvement process validated the original 7 key plan elements that had been established by the City; however the hierarchy/importance of those 7 elements was reorganized and streamlined into the final 5 plan elements. Likewise, the process also provided the design team with a comprehensive understanding of the physical and fiscal opportunities and constraints in the City and County.

Concurrent to the public involvement process, the design team gained insight into the actual fabric of the City and County. In rethinking of the city as different types of “places” versus parcels or uses, the design team formulated development and preservation patterns throughout the City and County. A full discussion of the place types can be found in the appendices.

Original 7 Key Elements	Final 5 Plan Elements
Infrastructure	Infrastructure & Facilities
Parks & Recreation	Protecting Community Character
Historic Preservation	
Land Use & Character	
Transportation	Connectivity & Corridor Enhancement
Housing	Housing
Economic Development Strategy	Economic Development & Funding

Finally, the design team used the final 5 plan elements along with the reimagined place types of the City and County, to create an implementation plan that would usher in the changes identified by their analysis. While the overall process can generally be summarized in the linear graphic below, it is important to note that the planning process was very cyclical, regularly allowing inputs to reshape the overall outcome.

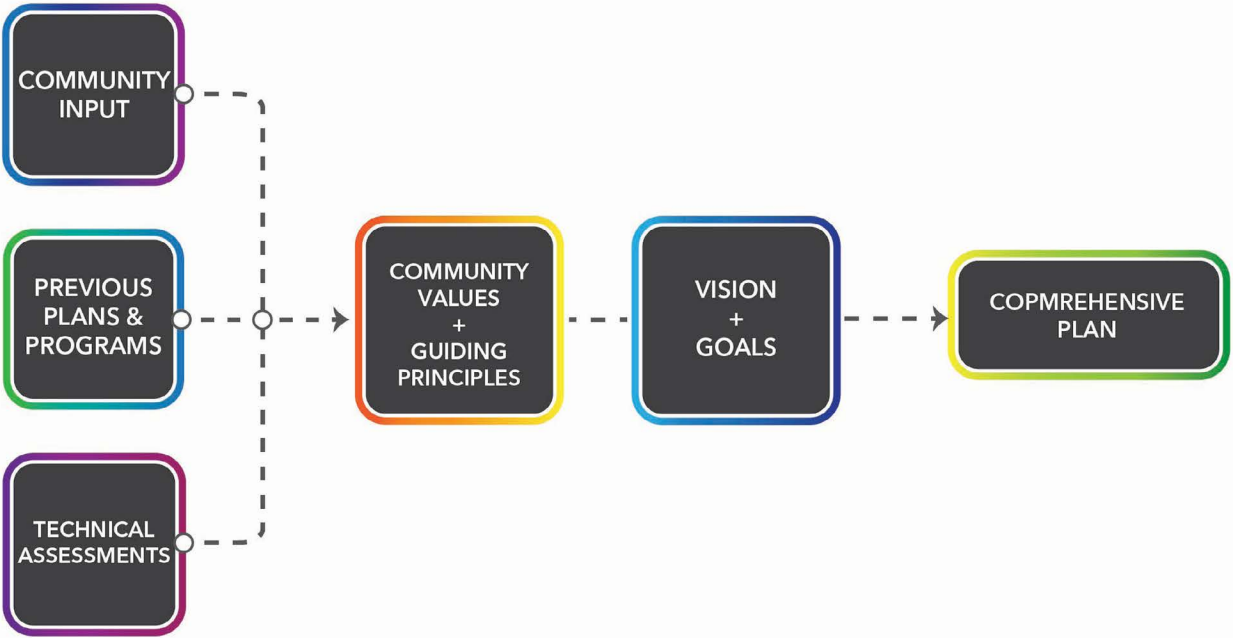


Figure 3. Comprehensive Plan Process

OVERALL TIMELINE

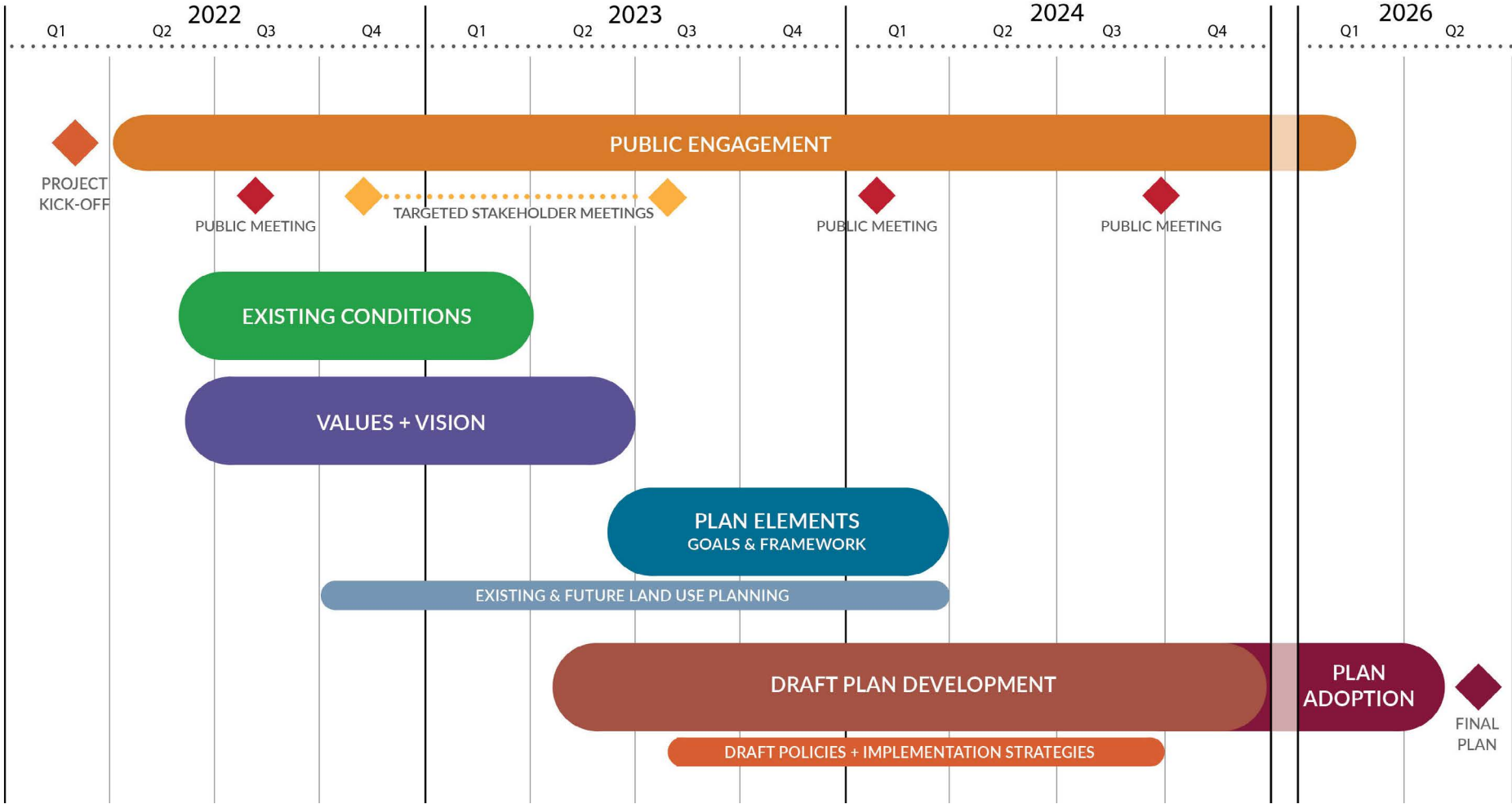


Figure 4. Comprehensive Plan Timeline



What is your biggest hope for the future of Dripping Springs?

"To be an inclusive community that offers something for everyone and where businesses and people are passionate about living/working."

- Dripping Springs Resident





2 VISIONING & GOALS

OVERVIEW

Drippings Springs' recent sustained growth (refer to Appendices for Population and Demographics) has brought with it heretofore unforeseen issues in the City. These include traffic, housing affordability, lack of services, inadequate infrastructure, and more importantly, a loss or erosion of identity.

It is clear that Drippings Springs values its unique culture, history, natural resources, and traditions. The citizens of Drippings Springs are proud of their community, and their level of commitment and dedication is unsurpassed. This Chapter articulates the key messages and community values shared by citizens during comprehensive community outreach and engagement efforts. Several important themes emerged as a result of this community outreach process.

Moreover, Drippings Springs and its citizens are aware of the issues, which allows for a clear vision for the future of the City. Drippings Springs' core philosophy was and is to create a community where residents, workers, and visitors thrive by being environmentally responsible, protecting community character, and providing access to housing, jobs, natural resources, and recreational opportunities. A refreshed vision provides the basis for an updated planning framework going forward, which helps inform new priorities and establish new goals, strategies and actions all aimed at current and future generations in Drippings Springs.

The Design Team worked closely with the community to come up with a new vision statement for Drippings Springs that would encapsulate the myriad of ideas expressed about the future of the City.

Combining input from the community and the Comprehensive Plan Advisory Committee (CPAC), a Vision Statement to guide the community for the next 10 years was established. The following statement would become the north star for the Comprehensive Plan.

VISION STATEMENT

As the gateway to the Hill Country, Drippings Springs is committed to enhancing the community's unique identity by protecting its natural resources, rich history, and dark skies, while providing sustainable infrastructure to support our growing community. Through thoughtful planning and sustainable growth, we strive to maintain the character and quality of life that define our small-town spirit, ensuring that Drippings Springs remains a vibrant, resilient, and welcoming place for generations to come.

COMMUNITY VALUES AND GUIDING PRINCIPLES

The Vision Statement is derived from a Community's Core Values. Community values, or in planning terms, "Guiding Principles", are the non-negotiable core standards that the community's residents wish to maintain. Values must be acknowledged, honored, and constantly defended to ensure that change and development occur in accordance with them.

The 2040 Comprehensive Plan process identified a wide range of community values that guided the Plan process. A full discussion description of the public input process can be found in appendices. In Summary, community input overwhelming pointed to 7 community values/guiding principles:

- **Preservation / Nature / Environment**
- **Rural / Country / Small Town**
- **Community / Friendly / Family-oriented**
- **Charming / Quaint / Local**
- **Historic / Cultural**
- **Dark Sky / Quiet**
- **Growing / Economic Opportunity / Balance**



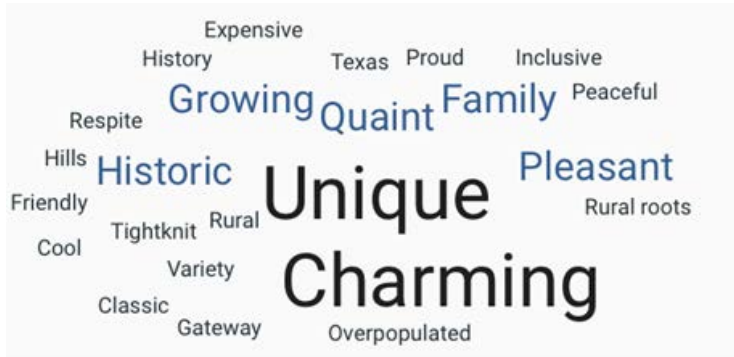


Figure 5. Community Engagement Word Cloud 1



Figure 6. Community Engagement Word Cloud 2

While a full discussion of the community input process can be found in the appendices, it is important to note that the consensus reached by the community regarding their community values was significant in its consistency. Further, the community values were wholly articulated by the community (i.e the responses were not prompted in any way – the survey’s first two question were to describe what Dripping Springs meant to them in their own words and what their favorite feature was).

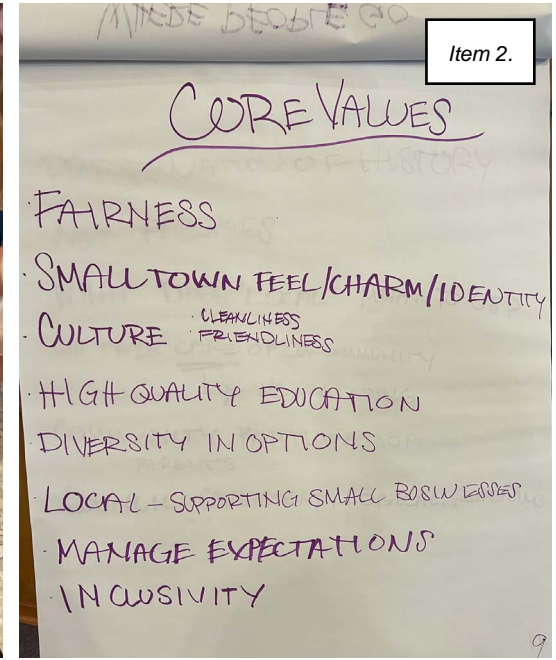
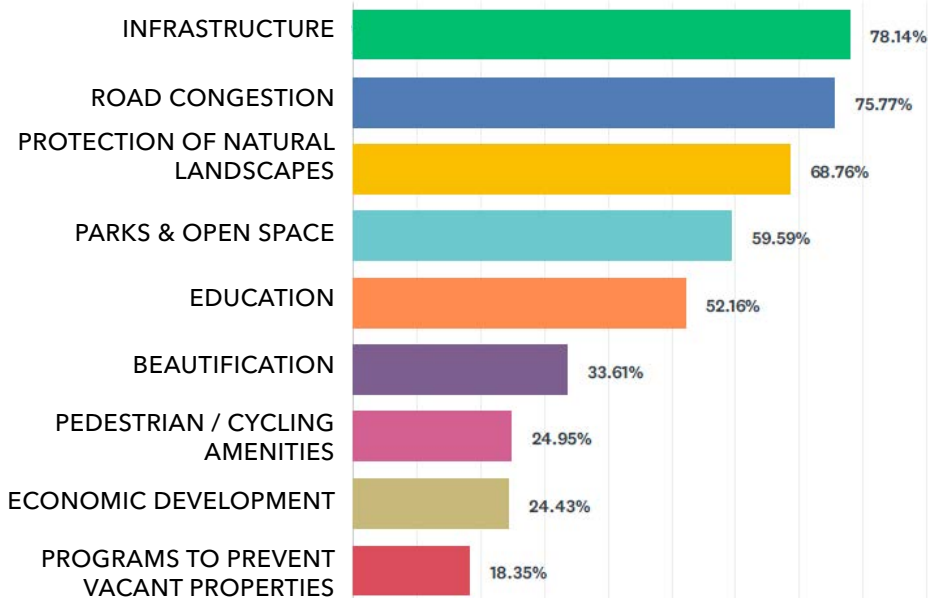
The Kick-Off Survey (#1) launched on Founder’s Day 2022. It was made up of broad questions about the City to establish the values and priorities of the community – of both long-time and newer residents. The results of the kickoff survey and a subsequent second survey were significant: Kickoff Survey - 422 responses; Second Survey - 1043 Responses.

The following graphics are the results of a poll during the first Public Meeting.

"What is one major improvement or change you would like to see in Dripping Springs?"



"What should the City focus on?"



Another highlight of the public engagement process was the September 2022 Public Meeting, in which participants were split into 5 groups and were asked to list 5 characteristics or features of Dripping Springs that they hope will remain true in 2045. Each group crafted a vision statement that captures the spirit of those characteristics:

Group 1: "A thriving community that values thoughtful growth and preserves our outdoor spaces."

Group 2: "Our vision for our small hometown is for our community to be designed with connectivity... walking trails and bike lanes / sidewalks throughout the city to value nature, open space, and an ability for all citizens to be able to reach one another and remain close knit although Dripping Springs is growing larger."

Group 3: "Dripping Springs will maintain its Hill Country charm and character while being involved & proactive with coming growth."

Group 4: "Dripping Springs will be a Hill Country destination that has grown but maintained its identity through preservation of heritage, open spaces and community values."

Group 5: "Dripping Spring will maintain its history and charm while supporting sustainable growth. The new & old mixing gracefully together. Make growth fit the Hill Country and not the Hill Country fit the growth."

—

Echoing the sentiments from the surveys, the biggest theme was maintaining Hill Country character and charm while supporting thoughtful and sustainable growth. Further, the design team discovered that Hill Country character largely focused on the open space and community values rather than an aesthetic.

PLAN ELEMENTS AND GOALS

In subsequent meetings with targeted stakeholders, it became clear that the sum of the “identity” of Drippings Springs was more important than its individual parts. In other words, it is the combination of its rural, historical, and environmentally-rich setting that is important, NOT one aspect.

The result of the process created 5 Plan Elements with a Specific Goal for each of those Elements. The 5 Plan Elements and their respective goals became the most critical aspects that the Comprehensive Plan had to address.



INFRASTRUCTURE & FACILITIES

Goal: Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

COMMUNITY CHARACTER

Goal: Manage growth and development while prioritizing the preservation of the Hill Country character and the community’s sense of place.

CONNECTIVITY & CORRIDOR ENHANCEMENT

Goal: Provide an efficient and safe regional network of streets and highways.

HOUSING

Goal: Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

ECONOMIC DEVELOPMENT & FUNDING

Goal: Encourage a balanced growth and foster a resilient and robust economy.

What is your biggest hope for the future of Dripping Springs?

"Future development in harmony with the protection of the natural landscape."

- Dripping Springs Resident





3 LAND USE

EXISTING LAND USE MAP

As part of the planning process, a traditional Existing Land Use Map was created merging geospatial parcel data from both the City and County, in order to understand the current land use limitations and conditions.

This map catalogs individual parcels into green space, single family residential, multifamily residential, commercial, development agreement, and available areas (i.e. no designation). Conflicts with datasets such as multiple overlapping designations for the same parcel were rectified with the help of city staff and on the ground site verifications.

As the design team would come to find out, there are significant differences between the development processes and regulations within the City Limits, which is governed by the City of Drippings Springs, and the ETJ, which is largely governed by Hays County. As such, the design team and City decided to look at the City and ETJ data sets independently, and all mapping was done at both the City and ETJ scale.

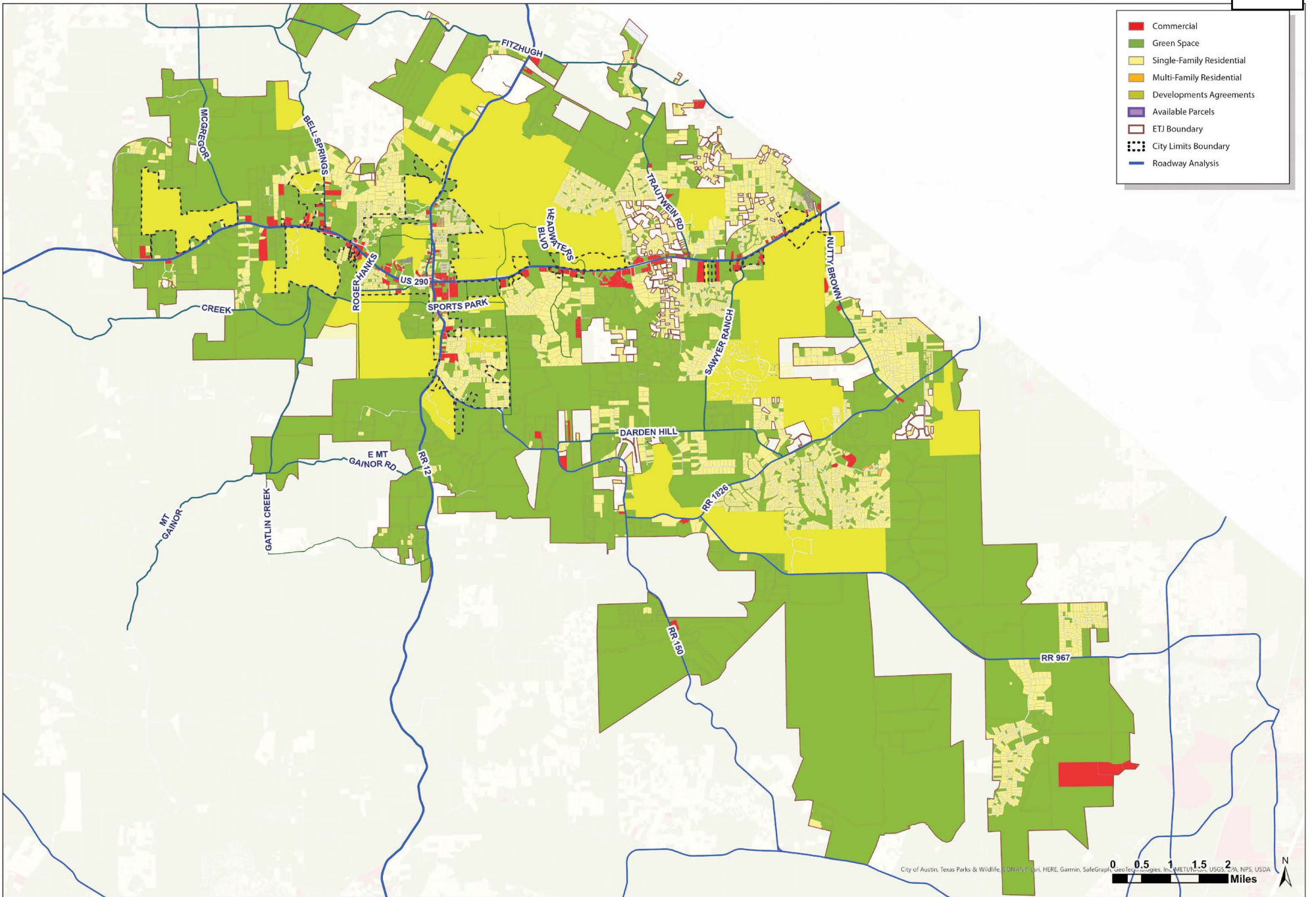


Figure 7. Existing Land Use Map E

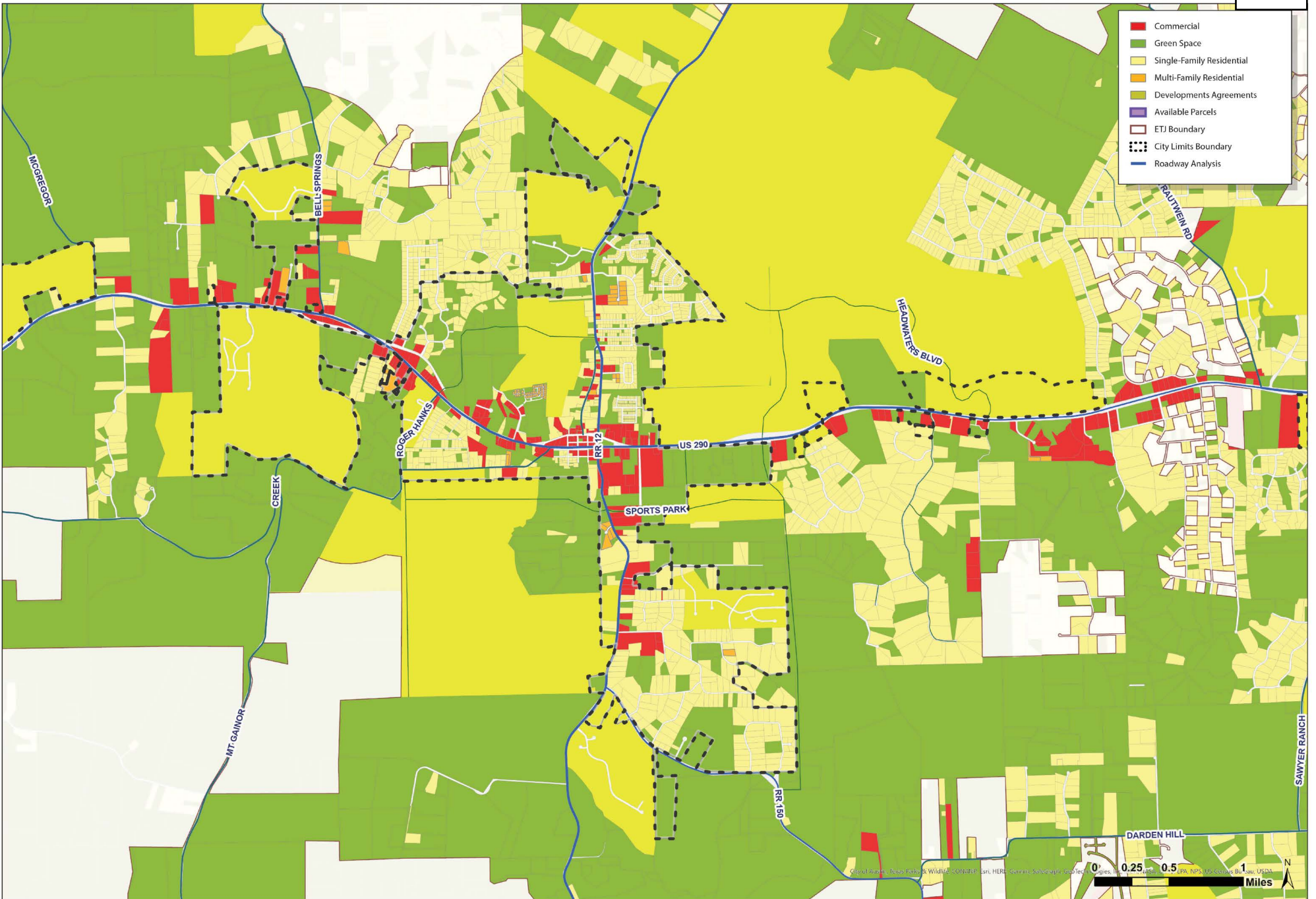


Figure 8. Existing Land Use Map of City of Darden Hill, Tennessee

UTILITY ANALYSIS

Utility Infrastructure and limited water and wastewater capacity is a well-known issue in the City of Dripping Springs. The City and Design Team met with Dripping Springs Water Supply Corporation (DSWSC) and the West Travis County Public Utility Agency (WTCPUA) in order to understand the capacity issues facing the City. There are numerous challenges.

Wastewater

The City operates the South Regional Water Reclamation Plant (SRWRP) and associated infrastructure located within the City Limits of Dripping Springs. The City received a Texas Pollution Discharge Elimination System Permit (TPDES) that will allow for the construction of a new Wastewater Treatment Plant, which will be located adjacent to their existing facilities just south of town on West FM 150. This permit would increase the volume of treatment that is currently allowed to 822,500 gallons per day. The City obtained a Beneficial Reuse Authorization from the state, which allows the City to use the treated effluent that is produced by the plant on City-owned parkland and athletic fields. The City also has multiple contracts with private developers for use of the treated effluent (i.e. irrigation of community open spaces, private golf course, parkland, etc.) within their projects. All of these City and privately owned areas currently use either potable water or well water for irrigation of their facilities. Switching the irrigation water source to treated effluent will significantly support Dripping Springs' need for water conservation. A total of \$43m in funding has been allocated by the Texas Water Development Board for

the expansion of the SRWRP and related infrastructure. These funds are earmarked to cover the cost of these improvements as well as necessary property acquisition. The design of the new wastewater treatment facility, and the East and West Interceptors has already been completed. **However, the permits were stalled at the TCEQ due to an on-going lawsuit filed by the Save Our Springs Alliance (SOS).** The SOS suit sought to challenge TCEQ's rights to regulate wastewater discharge. While the TPDES was issued by the TCEQ in 2019, in October 2020, the permit was reversed after the SOS suit was filed. **As a result, ALL plans for this necessary expansion of facilities were halted.** Currently, the system is at or near capacity, although **the City was thinking ahead in both planning and in securing funding for these improvements, however their efforts to provide this necessary service were thwarted by this lawsuit.** The Texas Supreme Court heard Oral Arguments on the Case in October 2024 and in April 2025 ruled in favor of the City's wastewater discharge permit.



Figure 9. South Regional Water Reclamation Plant

Water

The Dripping Springs Water Supply Corporation (DSWSC) is the primary provider of water inside the City Limits. The DSWSC derives its water from two sources: a wholesale water contract with the West Travis Public Utility Agency (WTCPUA) and its own system of wells. The WTCPUA supplies water to 14 wholesale customers like municipalities, as well as roughly 8,000 retail customers like master planned communities. The contract between the City of Dripping Springs and WTCPUA was renegotiated in the Spring of 2024 and the City will be the retail provider to most of the new development that is located in the northeast quadrant of the City (Cannon Ranch, Wild Ridge, Anarene/Double L and Gateway Village).



Figure 10. Dripping Springs Water Supply Corporation (DSWSC).
Source: D.S. Century News



Figure 11. West Travis County PUA Facility

As part of its current Capital Improvements Project (CIP), the WTCPUA is set to increase its water capacity allowing for +/- an additional 20,000 LUEs. These improvements are anticipated to be completed in 2025-26. A large portion of this CIP project is a parallel existing water line adjacent to US 290, as the existing line is insufficient to push needed capacity. It is important to note that roughly 80% of the water that the WTCPUA supplies is OUTSIDE of the City of Dripping Springs City Limit. Of the 20,000 LUEs of capacity that the CIP will deliver, roughly 6,000 of those have been earmarked for existing or planned projects. At present, WTCPUA does not have additional plans to expand capacity beyond its current CIP, and this expansion will exhaust

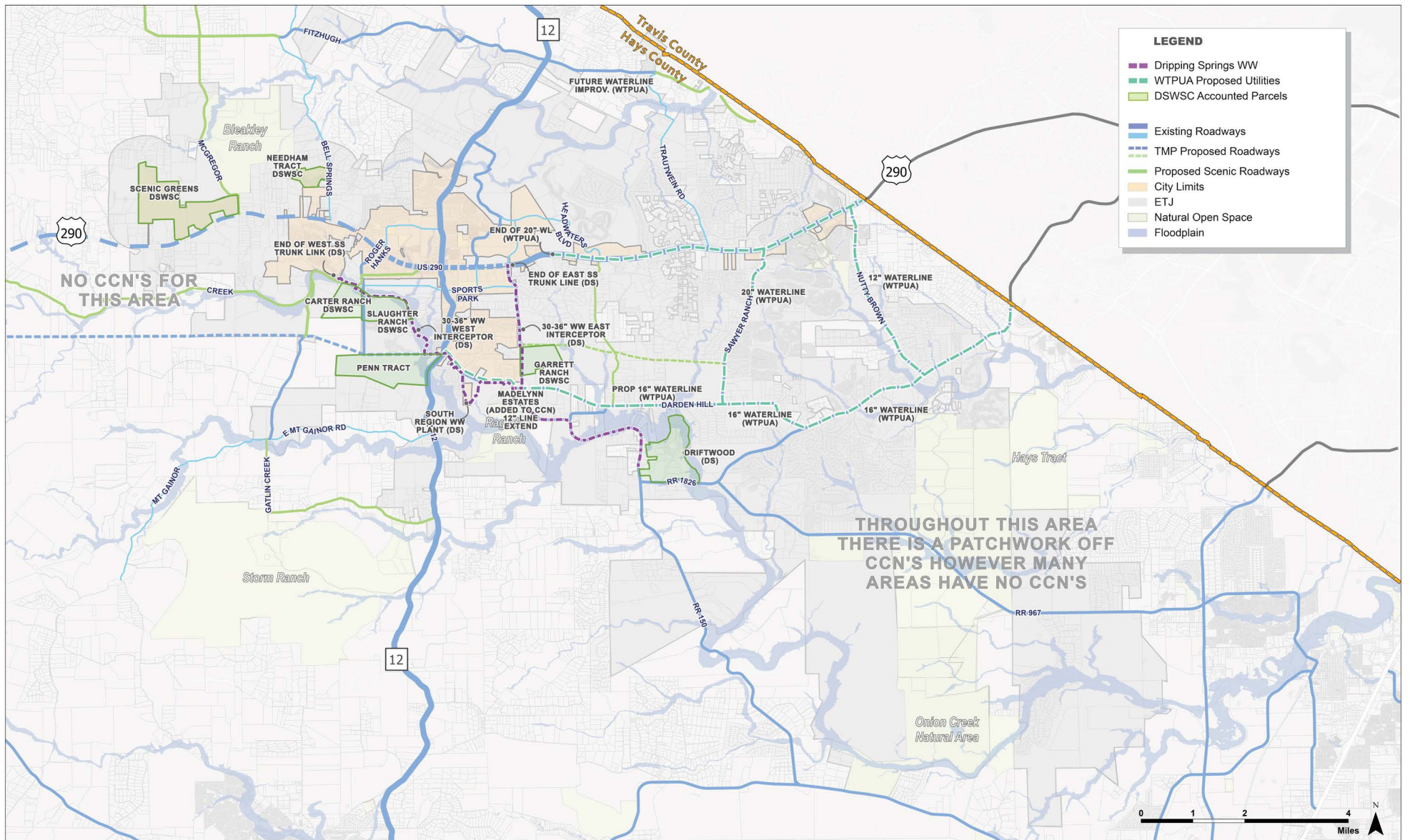


Figure 12. Utility Analysis p

their existing plant's physical site limitations. **The majority of the water that DSWSC provides comes from the WTCPUA.** DSWSC's other water source is a set of wells that it maintains and has recently expanded. While DSWSC has no immediate plans to increase its CCN, the DSWSC said that it would be open to adding areas to its current system IF that improved the service to the membership. They had suggested that they would be asking the WTCPUA for additional water capacity in the future and there may be additional expansions to the well system. The existing water lines that they manage are at or near capacity. **So from a water supply standpoint, water will continue to be a severely limited resource until additional capacity is secured.**

It is also important to note that many of the existing residences are on large lots served by individual wells for drinking water and septic systems for wastewater needs. Recently, several homeowners mentioned that their wells are going dry. Rainwater harvesting systems are also popular in Drippins Springs, as they are encouraged through incentives and credits.

Electric

The City is not aware of any electric capacity issues; however, this utility was not studied in this report.

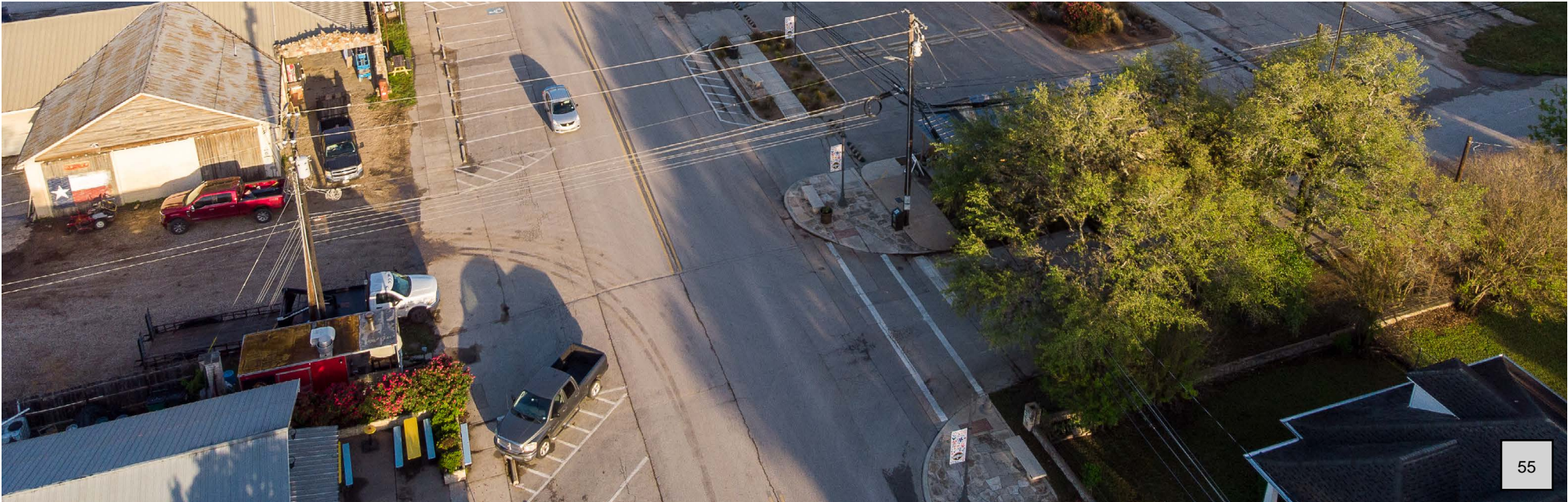
All of the proposed utility improvements have been mapped and can be found on the analysis map.



THOROUGHFARES AND ROADWAYS

Traffic is and will continue to be a significant concern for Dripping Springs residents. The team spent much time with City staff, engineers who developed the City's Transportation Master Plan, HDR, the Hays County Transportation Master Plan consultants K Friese, the Hays County Transportation Consultant HNTB, and the Hays Country Transportation representatives. Recently, TxDOT revealed plans for US 290; however, direct talks with TxDOT have not been able to occur as they wanted to develop their plans first. The scope of TxDOT's improvements also changed during the planning process as originally, their scope stopped east of RR12.

Unpacking the transportation and traffic pain points for the City, while much less legally contentious than the utilities, was nevertheless, still very complicated. It is important to note that ALL of the various agencies and consultants relied on the same data and model, which was the CAMPO model. The only alterations that were made to it were to limit the scope of the model to the various study areas (i.e. just the City Limits, ETJ or the entire County). Alterations to the model were however made in order to forecast improvements and additional demand based upon those known developments that would impact that model in the City, ETJ, and County at the time of these various master plans and studies. No specific plans or plan recommendations have been made to alleviate traffic congestion at US 290 and



RR12, rather the focus of all of the plans has been to improve the overall transportation systems. **It is also important to note that the City and County Transportation Master Plan report were largely drafted in concert and collaboration with one another, so that the plans were not advocating for different goals, and the plans were not making inaccurate assumptions about the other plan's objectives and inputs.**

Delving deeper into the City and County plans, neither of the plans looked at hierarchical roadway improvements scenarios. In other words, the scenarios that were modeled assume ALL or NO roadway improvements as it looked at forecasts. The only nuance was in the City's plan, which did look at scenarios in which there were NO improvements to 290 OR what was anticipated to be the full 290 improvements. Note, these models were only based upon preliminary TxDOT designs, and do not reflect the plans that were

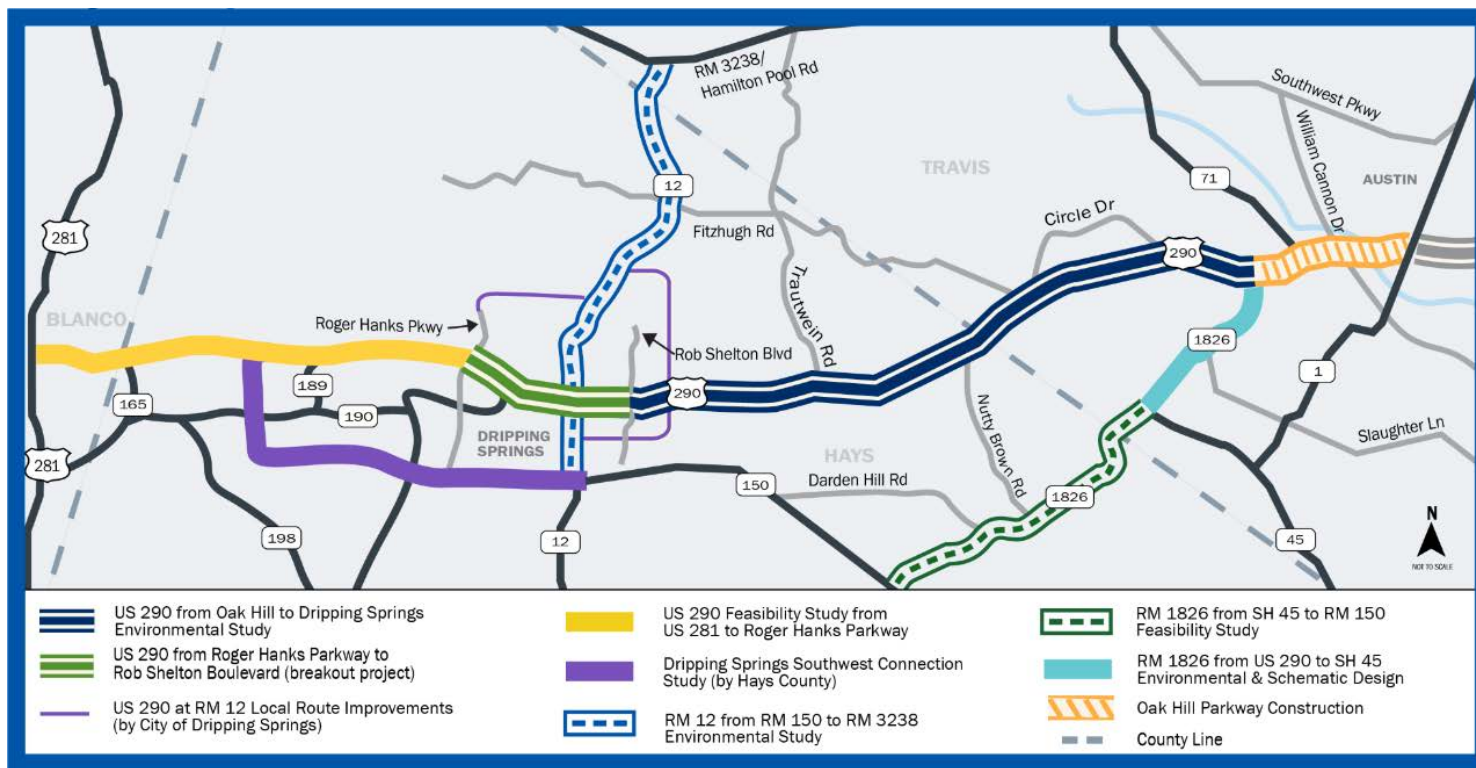


Figure 13. TxDOT US 290 Studies
Source: TxDOT

released in 2024. The City has and continues to rely on developers to implement its overall thoroughfare and transportation goals both within the City Limits and in the ETJ. **The City's current roadway budgets are primarily for maintenance and small upgrades, they are not for building new roads.** The City has an agreement in place to reimburse developers for significant roadway construction. The impact of recent improvements to Roger Hanks and Lone Peak will be major as these improvements



Figure 14. Bell Springs Rd

may help to relieve one of the biggest headaches to congestion, the intersection US 290 and RR12. **Studying these changes may point to the fact that this strategy from the City is working; however, it is unknown whether these incremental changes will outpace the growth. Regardless, it is also suggested that prioritizing major routes that effectively push the needle significantly should be explored both inside and outside of the City Limits. Roadways identified included: Bell Springs, Trautwein, Sawyer Ranch, Nutty Brown, Darden Hill, and the extension to CR150.**

As many of these roadways are under the purview of the County, there are funding sources available that may be able to push these forward. The County admits however, that while they are part of the overall County plans, all roadway projects in the County have to be considered and not just those specifically in this area. **The County has stated that its three main objectives were public safety, maximizing traffic flow with the existing infrastructure, and thirdly new facilities (only when existing infrastructure cannot meet demand).** On the other side of the coin from increasing capacity, it is also important to note that there are many roadways that were slated improvements and in some cases major upgrades that the Comprehensive Plan is suggesting should remain "rustic" and scenic. These include Fitzhugh, Creek Road, McGregor and East Mt Gainor.

Particular concerns were raised about school traffic and specifically the school bus traffic that floods streets every morning and afternoon and exacerbates congestion on US 290. The County Transportation Master Plan solicited feedback directly from Dripping Springs, Wimberley, Hays and San Marcos school districts. Specific to Dripping Springs, the team likewise spent time with the Dripping Springs Independent School District (DSISD). Unfortunately, it has been inferred that specific talks between ISDs and transportation planning has traditionally not happened. Many of the concerns that DSISD posed relates to its buses not being able to navigate challenging roadway throughout its district. Other pain points both for the school districts and

residents in general focused on the prevalence of low water crossings, early warning systems and generally, the coordination between the school district and transportation officials. DSISD is looking at expansions and upgrades to almost all of its campuses as well as new facilities, as the student population is anticipated to continue to grow. **One of the major draws to Dripping Springs is its exemplary schools, and protecting that asset, in all the ways that can be construed, is imperative to the success of Dripping Springs.** One suggestion that DSISD suggested was the finding a second bus depot location to the east of RR12 which would allow the district to not have to have buses cross RR12 alleviating that cross town traffic congestion.

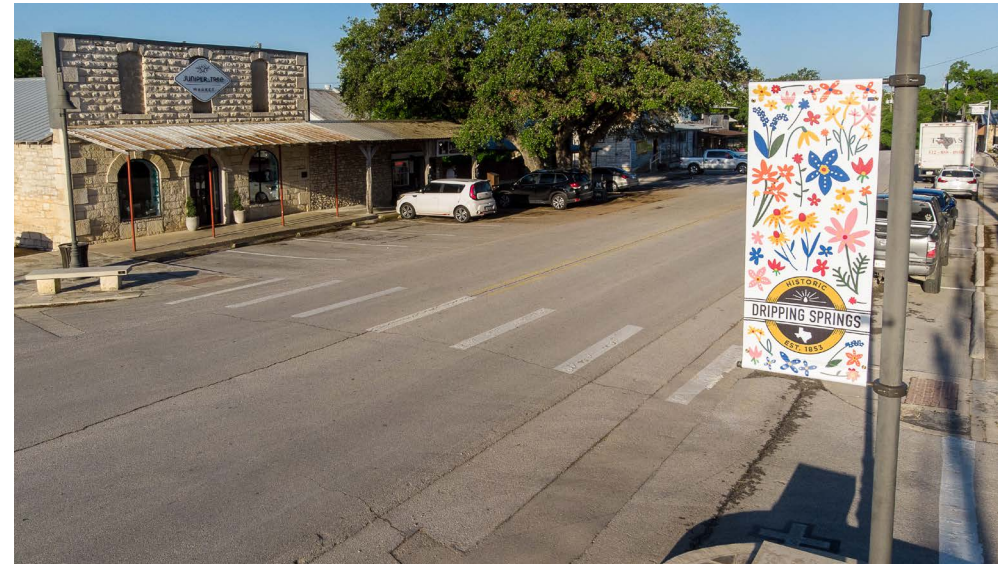


Figure 15. DSISD School Bus Depot
Source: CBS Austin

The biggest unknowns to the transportation web has been US 290 and TxDOT’s expansions. While these plans have only recently been made available, information provided to the design team from the County, City and others with knowledge of TxDOT’s plans, were able to provide at least general information. When these plans were unveiled in early 2024, the plans largely followed what had been expressed to the design team. One caveat is that at the time of the publishing of this Comprehensive Plan, it is anticipated that TxDOT will embark on a “bypass study” which would route traffic around Dripping Springs rather than through it, as its current plans propose. The design team has examined the plans, and while we would anticipate that there may be shifts and amendments in the final layout, the overall plans do

not seem to pose the type logistical or public oppositions that have been touted, as the ROW for US 290 largely adheres to the current ROW through the center of the City.

As explained by several stakeholders, the freeway section of US 290 was planned to stop east of the RR12, transition to the 6-lane condition through the City and then transition back to its current ROW configuration after Roger Hanks. Any further improvements to US 290 west of Roger Hanks would be evaluated by TxDOT whenever it looks at improving US 281. The City generally has no issues with the major features of this design; however, it likewise anticipates that individual driveways, access points, etc may change. **Of note, many North-South orientation streets currently intersect/pass through US 290. From the extents of the ETJ, only a few streets are anticipated to provide access "across" US 290. Those include: Nutty Brown, Sawyer Ranch, Trautwein, which will represent a major change in traffic flow patterns for residents.**



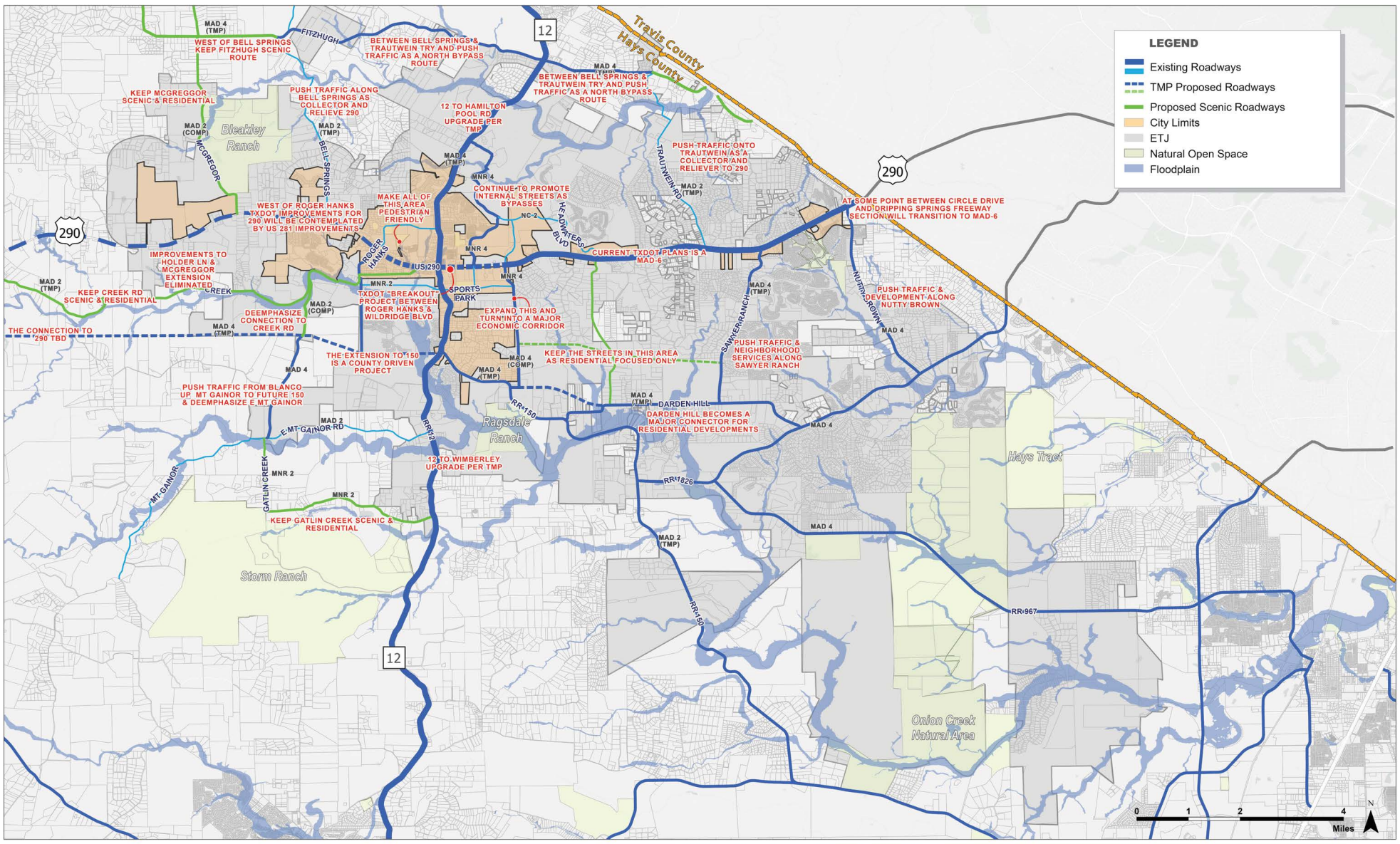


Figure 16. Roadway Analysis

PARCEL ANALYSIS AND MAPPING CONSTRAINTS

The last piece of our mapping analysis dealt with geographic, visual/aesthetic, and regulatory constraints, and were informed heavily through the public engagement process. As stated in the Guiding Principles, Dripping Springs owes its growth and desirability to the environment in which it sits. The preservation and protection of that environment is imperative to maintaining that character. When citizens, the CPAC, City and other stakeholders were pressed to describe what made their environment so special, it quickly became clear that the plan would need to take a decidedly “preservationist” approach. As such, the design team identified all significant hills, large patches of vegetation/tree cover, and as suggested by the City, adopted the Atlas 14 recommendation for Flood Plain, which is effectively the current 500 Year Flood Plain. All of these areas were identified and mapped and generally, “taken off the table” as potential areas for future development. In addition, the design team reached out to various conservation organizations and interfaced with the City regarding future park and green space plans to further expand areas that should be “protected”. Lastly, the design team looked at remaining parcels and areas and ONLY those that were either vacant or underutilized were characterized as “potential”. While the design team did not directly contact individual owners regarding their vacant or underutilized parcels, they did a “windshield” review of all potential parcels to confirm their current states. Lastly, the design team, with help of the City, identified and mapped all “planned development” parcels,

which included all projects the City was either in the entitlement process with or that the City had heard might be developed. **To summarize, the only parcels suggested for new development were:**

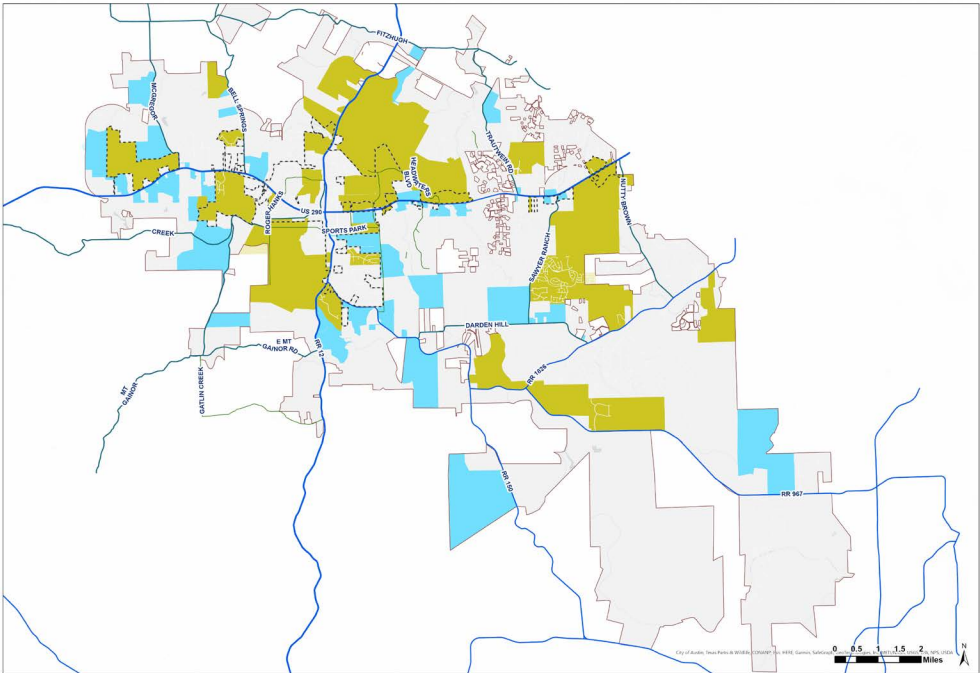
- **not part of a planned or proposed development,**
- **vacant or heavily under utilized,**
- **not heavily vegetated,**
- **did not have a lot of topography,**
- **not in the 500 year flood plain,**
- **not slated for future green/park space,**
- **AND close to future infrastructure improvements (water, wastewater and roadway).**

It was only after vetting all of these constraints that the design team looked at potential future development, and that became the basis for our Future Land Use Map.



PLANNED DEVELOPMENTS

A significant part of the growth in Dripping Springs will come from existing planned developments. For the purposes of the Comprehensive Plan, planned developments represent those areas that are in various stages of development (from entitlements through actual construction) as well as other properties for which the City is aware of impending development. The overall growth of Dripping Springs is seen through a blend of these existing planned developments and the opportunity areas that were described in previous sections.

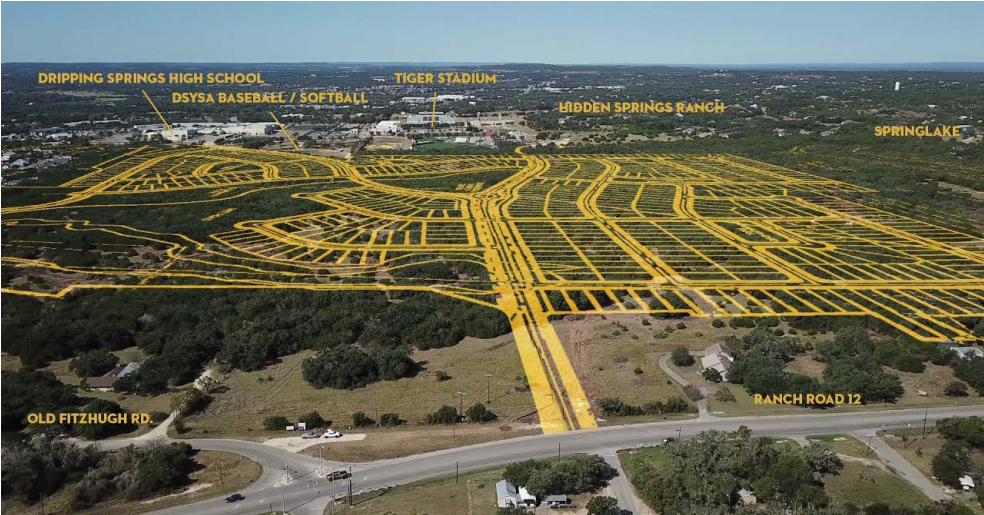


CURRENT DEVELOPMENT PROCESS

Like most towns on the outskirts of Austin, Dripping Springs has grown and changed from a bedroom community/retirement destination to a city. With a relatively recent and steady influx of population, the City has had to pivot its priorities to keeping up with an increasingly larger population that demands higher quality services and amenities while contending with utility and infrastructure limitations. It also must contend with the fact that many of the current residents of Dripping Springs are relatively recent arrivals, which means that they have a different perception of the City. The growth of the population and necessary services has been illustrated above; however, beyond the physical impact of these changes, the process through which development occurs has also had to pivot.

The expansion and creation of large, master-planned communities continues to drive much of the development in the City and ETJ. Generally, these communities have secured their own water capacity and their developments have been approved through the creation of Planned Development District (PDD) zoning process rather than being able to go through a conventional zoning and approval process. The PDD, from a zoning perspective, then becomes the approved zoning for that development and supercedes its previous zoning requirements. In most Cities the PDD or Planned Unit Development (PUD) zoning is reserved for large developments that seek certain accommodations/incentives from a city in exchange for the creation of a superior end product than would have been required under a conventional zoning. The superior end product varies

from upgraded building materials, to increased public park/green space to stronger pedestrian connectivity. Incentives that cities are often willing to make, might include things like elimination of parkland fee/dedication, density bonuses or additive uses. As part of the PDD process, a Development Agreement (DA), which formalizes all of the criteria, rights, and obligations of both the City and Developer, is required. So automatically one can see that the PDD process is a far longer approval process. In Dripping Springs, the PDD/DA process generally takes a minimum of 9 months to multiple years, which is fairly standard. The City has experimented with other processes and interim steps such as Memorandums of Understanding (MOUs), but generally, these have not been used or necessary, and the desire to develop in Dripping Springs remains high. This elongated entitlement timeframe and uncertainty plagues many other cities including



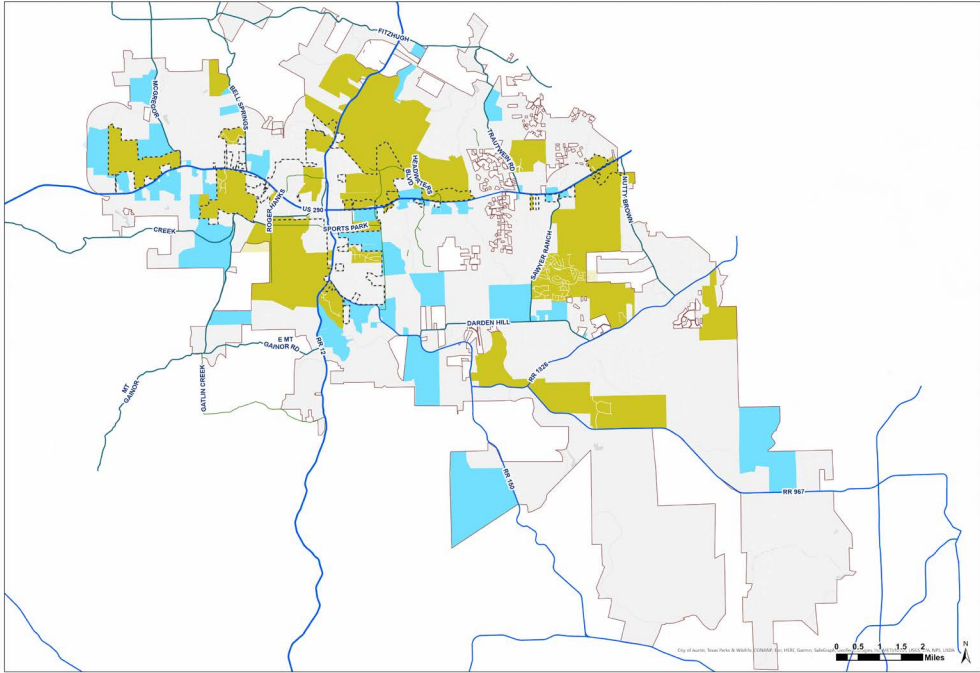
Austin and has stalled their development.

As it relates to development in the City, **it is increased density that developments are seeking which pushes the PDD process.** Again, these are the “concessions” that the City has most often been willing to make. In exchange for additional density, the City has been able to push Parkland Dedication, Transportation Improvements, Dark Sky Compliance, Sidewalk/Trail Construction and Building Material Upgrades. **This has been the City’s primary mechanism to increasing its parkland and to building substantial portions of the roadways in its transportation master plan.** While the City’s ability to regulate development in the City Limits is constrained due to infrastructure limitation and funding for transportation improvements, it is almost non-existent in the County which oversees the ETJ. With relatively less rules in effect for the County, there is almost no incentive for developers to try and annex into the City, which thus, limits the overall amount of tax base that Dripping Springs could get. One caveat is on commercial developments as the maximum impervious cover in the County is 35% but it is 70% in the City. While this has not dissuaded commercial development in the County, mostly because there are no parking requirements in the County, **it has been a driver for commercial development to want to occur in the City versus the ETJ.** Recently, there have been several changes/pushes in the County that may begin to “level” the playing field for the development within the City versus the ETJ. The County is amending its Tree Mitigation ordinances to more closely align with those of the City and other jurisdictions.

Under the current rules, a developer can pay \$6,000/acre to remove as much tree cover as desired. Second, the County is pushing Conservation Subdivision Development (CSD). This is a concerted effort by Hays County to establish minimum regulations for open space preservation, water quality and conservation, water recapture/reuse, floodplain and stream buffer protection, and other conservation/environmentally focused measures for its future subdivisions. While this is currently a voluntary program, the anticipation is that these newer, more environmentally sensitive neighborhoods may establish the standard for future developments. The City also indicated that another objective and potential push that they may exercise through the PDD program are attainable housing initiatives. A code rewrite is not a part of the Comprehensive Plan, but it is suggested that adding some potential language related to PDDs may help to speed the overall PDD process (i.e. codifying the most common incentives and accommodations similar to the CSD Matrix). In addition, the City prefers direct negotiations with developers as their interests vary based upon the individual parcel(s) that may be sought for rezoning.

FINAL ANALYSIS

When all factors are merged together, the resulting map shows opportunity areas spread throughout the City and ETJ (as shown in light blue on the map). Likewise, as there continues to be activity within existing and planned developments, these parcels are called out as well (as shown in yellow on the map). The majority of planned developments are located either in or close to the City Limits, which aligns with the data. Likewise, most opportunity areas fall within the ETJ, reflecting how extensively the land inside the city limits is already built out OR planned for development. While the analysis clearly identified where changes are needed, further work was required to determine what those changes should be.



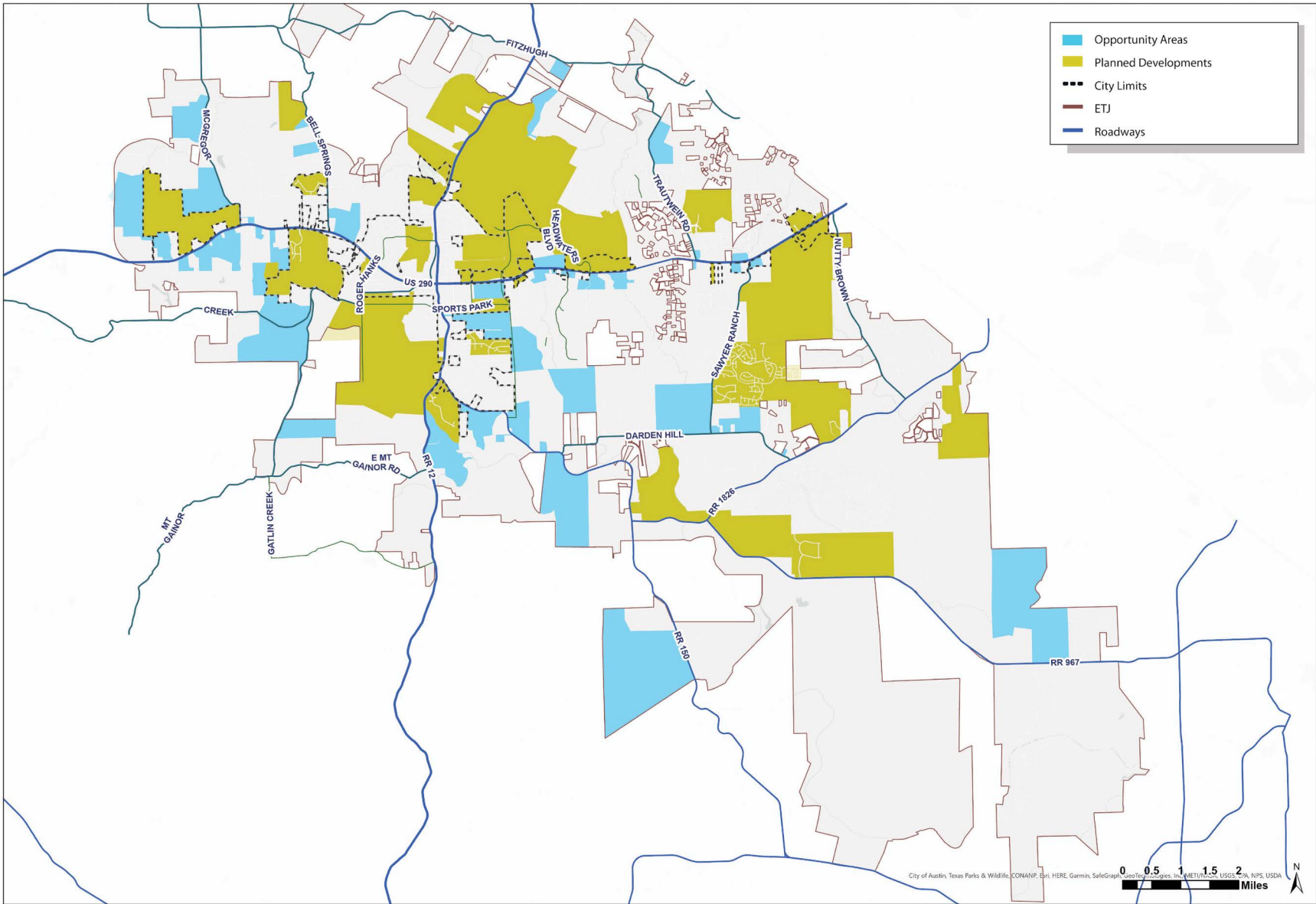


Figure 17. Parcel Analysis

PLACE TYPES

WHAT ARE PLACE TYPES?

In analyzing the existing land uses in Dripping Springs, two things became very clear. The first is that the current land use designations, while sufficient for differentiating major classifications like residential and commercial uses, did not adequately describe the area's character. In other words, while a 5-acre estate and a 60' x 120' lot are both residential, they are very different types of places. The second is that because so much of Dripping Springs' City and ETJ were developed as PDDs, wholesale areas are a single, homogeneous land use type of PDD or PUD, which likewise neither describes the use NOR the place. Therefore, we had to create an understandable way to reclassify existing land uses so that we could plan for the creation of appropriate future places. The backbone of this future vision is the Future Land Use Map. A Future Land Use Map (FLUM) establishes and defines land use categories and applies it to all the land within the city and the ETJ. The FLUM guides future development and redevelopment by providing the decision-making bodies information on the intended land uses of future development. Typically, land use designations on FLUMs are one-dimensional (density-based) and may not provide enough specificity on the intended character of the land use. Place Types are an effort to provide character-based land use designations that help the residents and elected officials to better envision their community's future.



Every place leaves an impression on the people who live there, work there, or visit. Dripping Springs already has a strong identity and character that is deeply felt by local residents and visitors. Future development in Dripping Springs should respect that strong identity and character through the use of Place Type designations which focuses on the look and feel of places—their form and character—instead of focusing only on land use.

What makes a place unique, memorable, and loved by the community? Often, it’s a mix of natural, cultural, and man-made elements in the built environment. Some key elements that contribute to Dripping Springs’ sense of place include the rolling landscape of the Hill Country with its stunning vistas, its creeks (Onion Creek, Little Barton Creek), its dark skies initiative, historic Mercer Street, its unique tourist destinations, and its livable neighborhoods. Of course, this sense of place can occur at multiple levels - across an entire city, within individual neighborhoods, or on a specific block.

The 12 Place Types that were designated in Dripping Springs were established by examining the City and ETJ as it exists, because, as previously stated, the sense of place that Dripping Springs already possesses is what it wants to continue to be. Unlike some plans, which use prototypical zoning and land uses to characterize places, the Plan’s place type designations are not arbitrary.

The place types are also characterized by their development context -Rural, Suburban, and Village. Place types will include the following:

- Brief description of the character
- Land uses permitted
- Appropriate zoning tools to be utilized
- Development metrics
- Additional policy considerations



PLACE TYPES - RURAL

HILL COUNTRY/RURAL PRESERVE

Includes designated flood plains, steep grades/ravines, wooded areas or forests, wetlands, wildlife corridors, protected areas, nature preserves and parks (both public and private parks). These areas are to be preserved in perpetuity. No significant development is permitted in these areas.

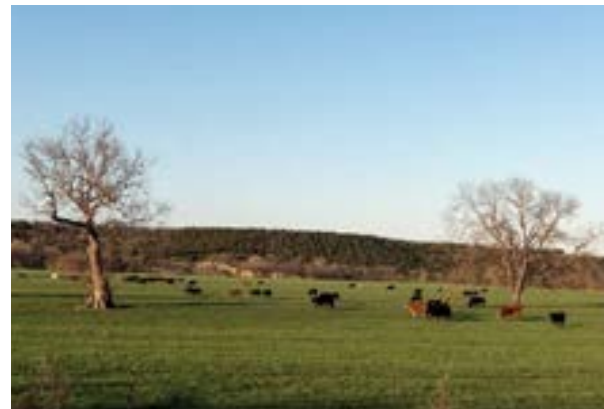
- **Uses permitted:** uses and structures related to these areas used for park purposes shall be permitted. Uses may include passive open spaces, parks, wetlands, wildlife corridors, etc., with associated customary functions. These customary functions may include picnic areas, trails (paved and natural), parking areas, camping areas, low impact cabins, rest rooms, concession areas, etc. They may also include instructional areas for wildlife and nature education. Limited areas (10% or less) may be dedicated to active recreation such as ball fields and courts. This may include low impact recreation facilities such as frisbee golf, etc. but shall not include regular golf courses or facilities that require regrading, re-vegetation or removal of natural areas.
- **Appropriate zoning:** Public Park or Preserve (PP)
- **Development metrics:** development plans shall be approved as part of the plans for the parks and preserves (through the City for areas within the City Limits, through the county for areas in the ETJ or Texas Parks and Wildlife Department (TPWD) for areas that are state preserves or state parks).



HILL COUNTRY/RURAL RESERVE

Shall include lands dedicated to active farms, ranches, vineyards, and conservation neighborhoods (lots smaller than one acre only if sewer is available) with significant dedicated open space, etc.

- **Uses permitted:** Uses related to ranching, agriculture, viticulture, residential uses, farm stores, farmers' markets, etc.
- **Appropriate zoning:** AG (and future conservation neighborhood zoning). Average density of 1 dwelling unit (DU)/acre or lower with connection to sewer.
- **Development metrics :** Refer to requirements for conservation neighborhoods:
 - + Minimum land area assembly = 100 acres.
 - + Minimum open space (or area dedicated to farmstead, ranch, or open space/preserve) = 50%.
 - + Lots smaller than 1 ac permitted only with access to sewer. Average density shall be no more than 1 DU/gross acre.
 - + Limit regrading, clearcutting, and development in floodplain.



HILL COUNTRY ESTATE

Shall include older, mature and established neighborhoods that were developed prior to city sewer installation. These are desirable since they have larger lots (larger than 1 acre) with mature vegetation and modest homes. They are generally along existing county roadways or limited new streets with cul-de-sacs and no significant amount of open space dedicated. Any floodplain, etc. is platted into residential lots. This category shall also include ranchettes which offer larger parcels to accommodate farm animals and/or horses in a rural environment as a hobby and not as a business.

- **Uses Permitted:** Single-family residential with accessory dwelling units permitted. Accessory farm uses and structures for domestic animals and horses shall also be permitted.
- **Appropriate zoning:** AG and Single-Family Residential - Low Density.
- **Development metrics:**
 - + Allow accessory DU on lots with access to sewer or septic capacity (over 1 acre). Fences in the front yard are rural type (open pipe rail, post and rail, etc.).



PLACE TYPES - SUBURBAN

SUBURBAN NEIGHBORHOOD

Suburban Neighborhood: Existing and new neighborhoods (mostly single family or suburban multifamily pods) with a suburban street pattern - large blocks, limited street connectivity, dendritic street pattern, no variety in lot sizes or housing types, and uses separated by density.

- **Uses Permitted:** Single-family residential (detached) (Densities range from 1 DU/acre to 6 DU/ac), multi-family residential (12 - 15DU/ac). Limited neighborhood commercial maybe permitted at key intersections or nodes in the neighborhood.
- **Appropriate zoning:** Single-Family Residential - moderate density, multifamily residential, planned development.
- **Development metrics:**
 - + Encourage street connectivity/limit the use of cul-de-sacs with the exception of areas of steep grade.
 - + Encourage a range of lot sizes and housing types within a development.
 - + Reserve prominent sites for neighborhood schools and parks. Provide a continuous network of sidewalks and trails to connect areas within the neighborhood and outside the neighborhood to adjoining destinations.
 - + Consider locating multi-family near commercial and/or employment nodes with appropriate buffers to adjoining uses.



NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial: This land use category is intended to allow for a mix of neighborhood oriented commercial development with office and multi-family that transitions to adjoining new neighborhoods. Generally, this land use designation is located along US 290 and key intersections along US 290. Typically, this category is predominantly auto-oriented development (buildings setback from the roadway and parking in the front).



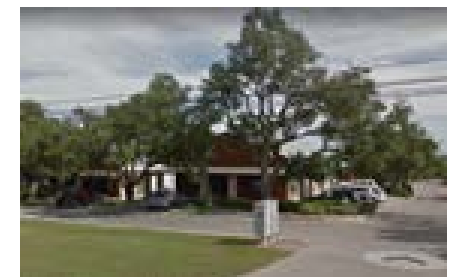
- **Uses Permitted:** Uses permitted in this category are mainly neighborhood serving retail, some garden office, lodging, and services.
- **Appropriate Zoning:** Local Retail, General Retail, Commercial Services District
- **Development Metrics:**
 - + Development along US 290 to include a landscape buffer (min. 20' wide) with which the following elements should be included -- canopy trees, rural fencing, parking lot screening using rustic masonry (limestone) retaining walls to create a unique look and feel along US 290.
 - + Cross access easements and internal connectivity should be prioritized in commercial developments.
 - + Pedestrian access and connectivity within the development and to adjoining cross streets.
 - + Parking lot lighting and building lighting to utilize dark skies.



EMPLOYMENT CENTER/BUSINESS PARK

This land use category allows for larger, master planned corporate office, garden office, flex office, and light industrial type developments that provide for regional and local employment. They are still auto-oriented and located along US 290. Some of them are on larger sites and some are older light manufacturing uses on smaller sites (e.g., Right Space Storage, industrial along Frog Pond Ln, development between Canyon Bend Dr and Sunset Canyon along south side of US 290). These are not located at major intersections, rather located between intersections.

- **Uses Permitted:** Corporate office, garden office, flex-office, light industrial, storage, lodging (to support the office uses), and retail and restaurants (to support the office uses).
- **Appropriate Zoning:** Office, Industrial, Commercial Services
- **Development Metrics:**
 - + Same frontage treatment along US 290 as Neighborhood Commercial
 - + Large properties and parcels of land along US 290 to develop corporate / flex office campuses and buildings.
 - + Smaller properties to develop garden style offices.
 - + Typically includes properties that are not at a highway interchange and may not be attractive for regional retail uses.
 - + Encourage site design that incorporates large flex office/industrial buildings with smaller professional office buildings with a hierarchy of connected streets and blocks.
 - + Locate service bays, outdoor storage (if any), trash/ dumpsters and truck loading/unloading away from direct frontage on US 290 (to be located on the side or to the rear of buildings along US 290).



REGIONAL COMMERCIAL

This land use category shall facilitate the development of regional scale larger retail and commercial centers that draw from a regional market shed. They shall be located at a major intersection on US 290 to maximize regional access and access to adjoining residential.

- **Uses Permitted:**

- + Mostly large format retail with restaurants and entertainment uses or mid-rise office buildings.
- + May include lodging and related uses.
- + May include multi-family and professional offices as a transition to adjoining neighborhoods.

- **Appropriate Zoning:** Local Retail, General Retail, Office, Multi-family Residential, Planned Development.

- **Development Metrics:**

- + Same frontage treatment along US 290 as Neighborhood Commercial.
- + Focus on minimizing the impact of a 'big box' look by articulating the building mass horizontally and vertically.
- + Allow a range of local building materials.



PLACE TYPES - VILLAGE

VILLAGE CENTER (DOWNTOWN)

This land use category is intended for Dripping Spring's historic core along Mercer Street between RR 12 and Sportsplex Drive. It is intended to maintain the quality of Downtown as a main historic and cultural destination in the region, preserve the historic character and context of Downtown including the appearance of the historic buildings along Mercer Street. Downtown should grow as a destination for dining, entertainment, and festivals for all residents of Dripping Springs.

- **Uses Permitted:** Allow mixed use by right (retail, restaurant, office, civic, entertainment, and residential uses as transitions).
- **Appropriate Zoning Districts:** Create a new Village Center District as a new form-based zoning district to establish clear use and development standards for Mercer Street (as the Village Core) and adjoining areas (Village Transitions/Village Neighborhood). Incorporate the existing historic district standards into the form-based zoning district.
- **Development Metrics:**
 - + Historic and contextually appropriate buildings (scale, height of 1 - 2 stories, façade design, fenestration) restored/revitalized and repurposed to allow for flexible building use reflective of and in response to the market demand.
 - + Prioritize public realm (streetscape improvements) with bulb-outs, wide sidewalks, and trees.
 - + Orient auto-oriented site elements like off-street parking, driveways, and drive-through facilities away from Mercer Street.
 - + Identify catalytic projects that can drive private development.



VILLAGE RESIDENTIAL

This land use category is intended to accommodate older (and some newer) residential blocks immediately surrounding the Village Center (historic Mercer Street), Old Fitzhugh Road corridor, some areas south of US 290 across from Downtown (Hays Street west of RR 12). The goal is to maintain the scale, character, and context of the existing neighborhood fabric including the existing street grid and connectivity.

- **Uses Permitted:**

- + Historic buildings to maintain their original intent (mostly single family) while allowing garage apartments/granny flats.
- + Allow professional office, live/work, and corner retail uses.
- + Transition to downtown with context sensitive infill including “missing middle” residential types such as cottage courts, duplexes, quad-plexes, townhomes, and small courtyard apartment buildings.
- + Density based on existing neighborhood context.

- **Appropriate Zoning Districts:** Create a new Village Residential District as a new form-based zoning district to establish clear use and development standards for the blocks adjoining Mercer Street (including Old Fitzhugh Road). Incorporate any existing historic district standards into the form-based zoning district. PDs may be appropriate for areas that are greenfield, but the design of neighborhoods must follow the principles of a traditional neighborhood (metrics below).

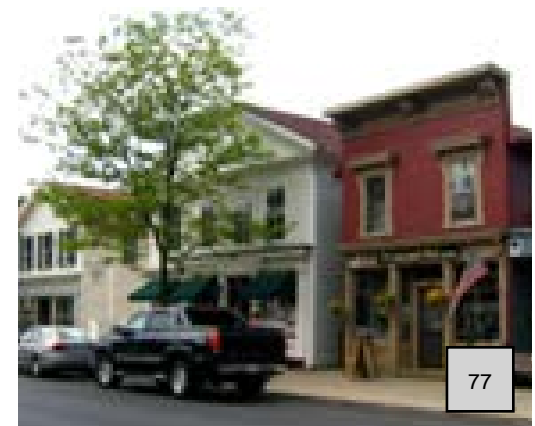
- **Development Metrics:**

- **Existing neighborhoods:**

- + Encourage renovation and infill design that is in keeping with historic structures.
- + Maintain existing street network, parks and open space.
- + Provide additional trail connections.
- + Connect to new adjoining neighborhoods.

- **New Neighborhoods:**

- + Connected street (grid-like).
- + Streets with view corridors along that focus on open space and the lake (which allows for both visual and physical access).
- + Network of parks and trails.
- + Architectural design recommendations to ensure quality neighborhoods.
- + Mix of lot and housing types.



MIXED USE

This category shall include new developments that are designed along the principles of new urbanism (typically new town centers) with retail, restaurant, office, and residential uses in a walkable context. It may include both horizontal or vertical mixed use. Emphasis shall be placed on the development being walkable with buildings at the sidewalk and parking behind the building.

- **Uses Permitted:**

- + Range of commercial uses (retail, restaurant, entertainment, office, personal service uses).
- + It shall also include a variety of residential types (single-family detached, patio homes, cottage courts, townhomes, multi-family, etc.).
- + It shall include a range of parks, plazas, playgrounds and open spaces connected by sidewalks and trails and integrated into the design of the mixed use neighborhood.

- **Appropriate Zoning Districts:** Develop a new zoning tool (Mixed Use District) to implement new mixed use developments with distinct sub-districts --core, transition, and neighborhood. The new Mixed Use District should allow calibration of the specific subdistricts based on the specific context of the location and market demand.

- **Development Metrics:**

- + Compact blocks and connected street grid.
- + Network of walkable streets with buildings lining them (80% building frontage).
- + Establish tailored standards for the component subdistricts (core, transition, and neighborhood).
- + Dedicated streets or alley network for service and parking frontage and access.
- + Create a variety of connected community gathering places and passive open spaces with trails to make walking and biking easy from one place to another and connect to off-site trails.
- + Provide appropriate transitions to protect adjacent neighborhoods and to promote sustained value.



HILL COUNTRY DESTINATION

This category is intended to address the unique land use and design context of emerging entertainment and tourist corridors and nodes in and around Dripping Springs. These include Bell Springs Road, sections of US 290 and RR 12.

- **Uses Permitted:** Uses shall include entertainment and tourist related uses such as wineries, distilleries, tasting rooms, music destinations, wedding/event destinations along Bell Springs Rd, US 290 and RR 12 and amusement parks such as Dreamland.
- **Appropriate Zoning Districts:** General Retail, Planned Development.
- **Development Metrics:**
 - + Cluster future destinations along corridors with existing destinations
 - + Create a local trolley loop to connect major destination nodes with remote shared parking locations (schools, churches, other large parking facilities that could be shared on weeknights and weekends).
 - + Work with destinations to align with community events and activities to drive more visibility and branding.
 - + Design of new venues should incorporate the landscape and architecture of the Hill Country.



PUBLIC AND CIVIC DESTINATION

This land use category is intended to accommodate a range of public and civic uses such as regional parks, cemeteries, golf courses, DS Ranch Park and Event Center, etc.

- **Uses Permitted:** More specifically, this category shall allow:
 - + Access to a range of parks and open space amenities from child-friendly neighborhood parks to active plazas and squares within new developments.
 - + Protection of natural landscapes and open space for wildflower viewing, bird watching, and the general enjoyment of nature including educational opportunities.
 - + Opportunities for both active/programmed and passive/unprogrammed recreation.
- **Appropriate Zoning Districts:** Public Recreation, Public Park or Reserve, Government, Utility, Institutional.

- **Development Metrics:**
 - **Natural Landscapes:**
 - + Protection of the natural quality of the landscape (steep grades, hills).
 - + Physical and visual access to natural landscapes (view sheds).
 - + Improvements to be of a subtle character that fit the natural landscape.
 - **Programmed and Designed Landscapes:**
 - + Landscape improvements with an emphasis on native plants and plants with low water requirements.
 - + Trails designed with hard and/or soft surface depending on the use.
- Enhance all parks and open space with a citywide and interconnected network of trails and paths for pedestrians and bicyclists.



EXISTING LAND USE OVERLAY

Item 2.

Using the appropriate place type categories, the design team reclassified all of the parcels within City and ETJ. The intention of this was to better understand the fabric of the community rather than just designed parcel use. As noted earlier the design team field verified these results and also consulted with the City. The analysis allowed the design team to see potential development areas green space corridors, and growth patterns.

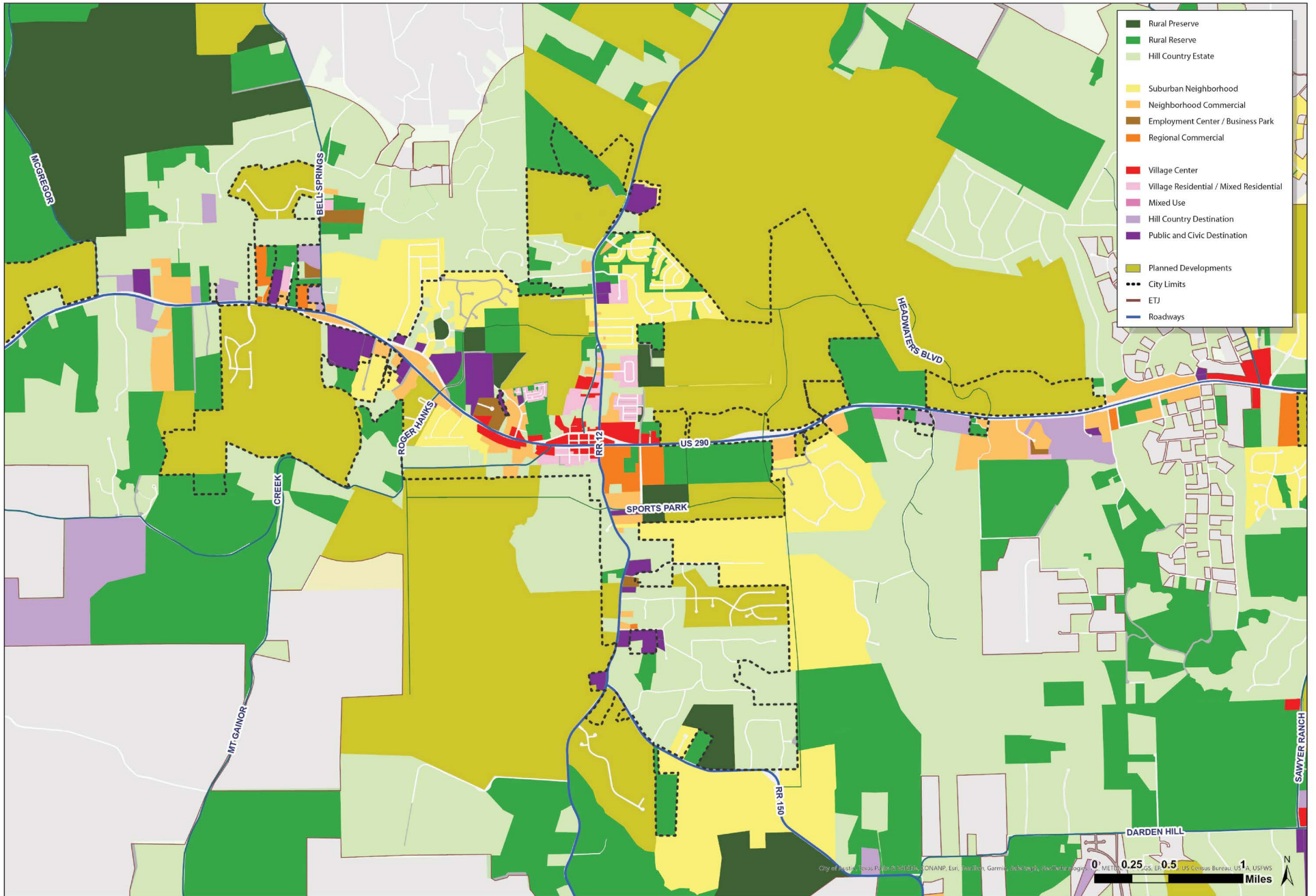


Figure 18. Existing Land Use - Place Types. City of Austin, Texas. Prepared by the City of Austin Planning and Economic Development Department. City of Austin, Texas. Prepared by the City of Austin Planning and Economic Development Department. City of Austin, Texas. Prepared by the City of Austin Planning and Economic Development Department.

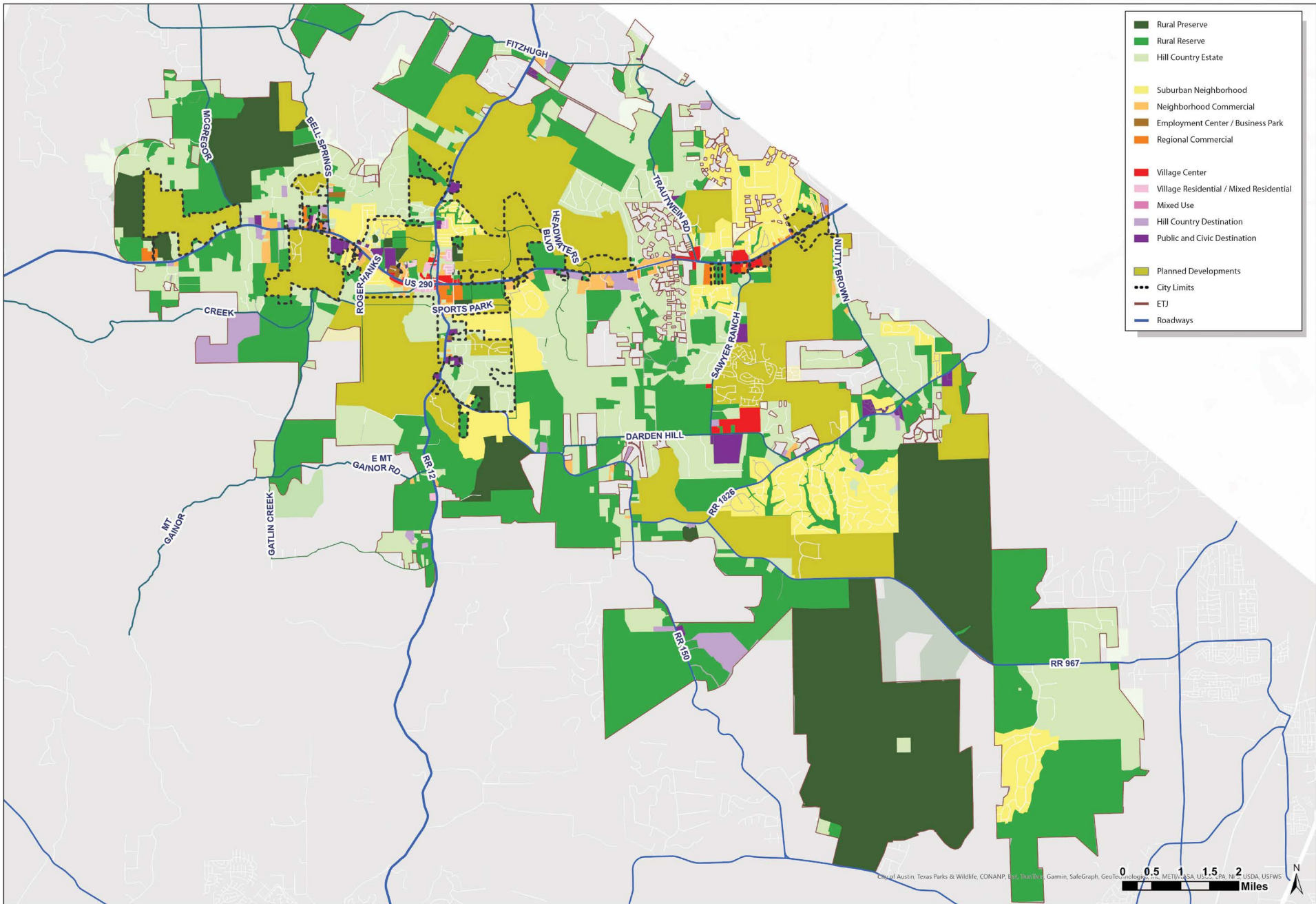


Figure 19. Existing Land Use - Place Types. E

The 2040 Comprehensive Plan serves as a guide for managing future growth in a way that enhances the community character of Dripping Springs. The Future Land Use Map provides a roadmap for how to direct this growth while maintaining and enhancing the physical characteristics of the City.

OPPORTUNITY AREAS

Based upon the parameters previously outlined for determining Opportunity Areas and designating the various Place Types, the updated map shows a place type for all Opportunity Areas.

The Opportunity Areas were designated Place Types based on the following parameters:

- Utility Access
- Roadway Access (At the time of this study, the full TxDOT plan had not been released)
- Hydrology (500 Year Flood Plain used as Atlas 14 data has not been formally recognized)
- Topography
- Vegetation density
- Adjacent uses

OPPORTUNITY AREA PLACE TYPES (ACRES)

<i>Opportunity Area Place Types</i>	<i>Total Within ETJ (Acres)</i>	<i>Within City Limits (Acres)</i>
Rural Preserve	503	-
Rural Reserve	5,668	108
Hill Country Estate	326	-
Suburban Neighborhood	1,346	-
Neighborhood Commercial	129	19
Village Center	232	28
Village Residential	82	-
Mixed Use	38	2
Hill Country Destination	110	6

In drafting the final future land use map, the design team also thought it important to subdivide the existing PDD areas into their appropriate constituent place types rather than leaving them as a single development parcel in order to better understand the overall community fabric.

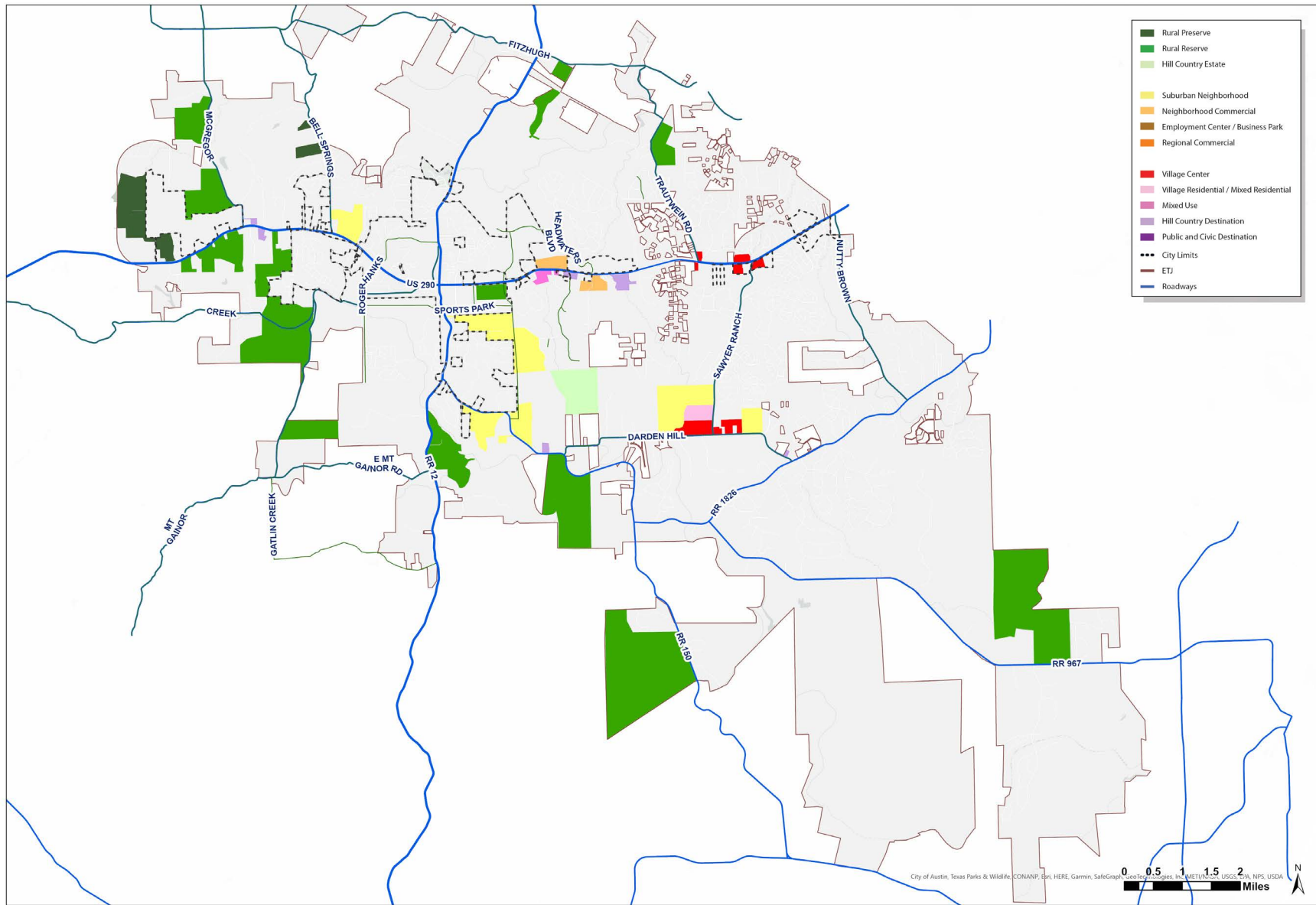


Figure 20. Opportunity Area

FUTURE CONSIDERATIONS

FUTURE LAND USE MAP

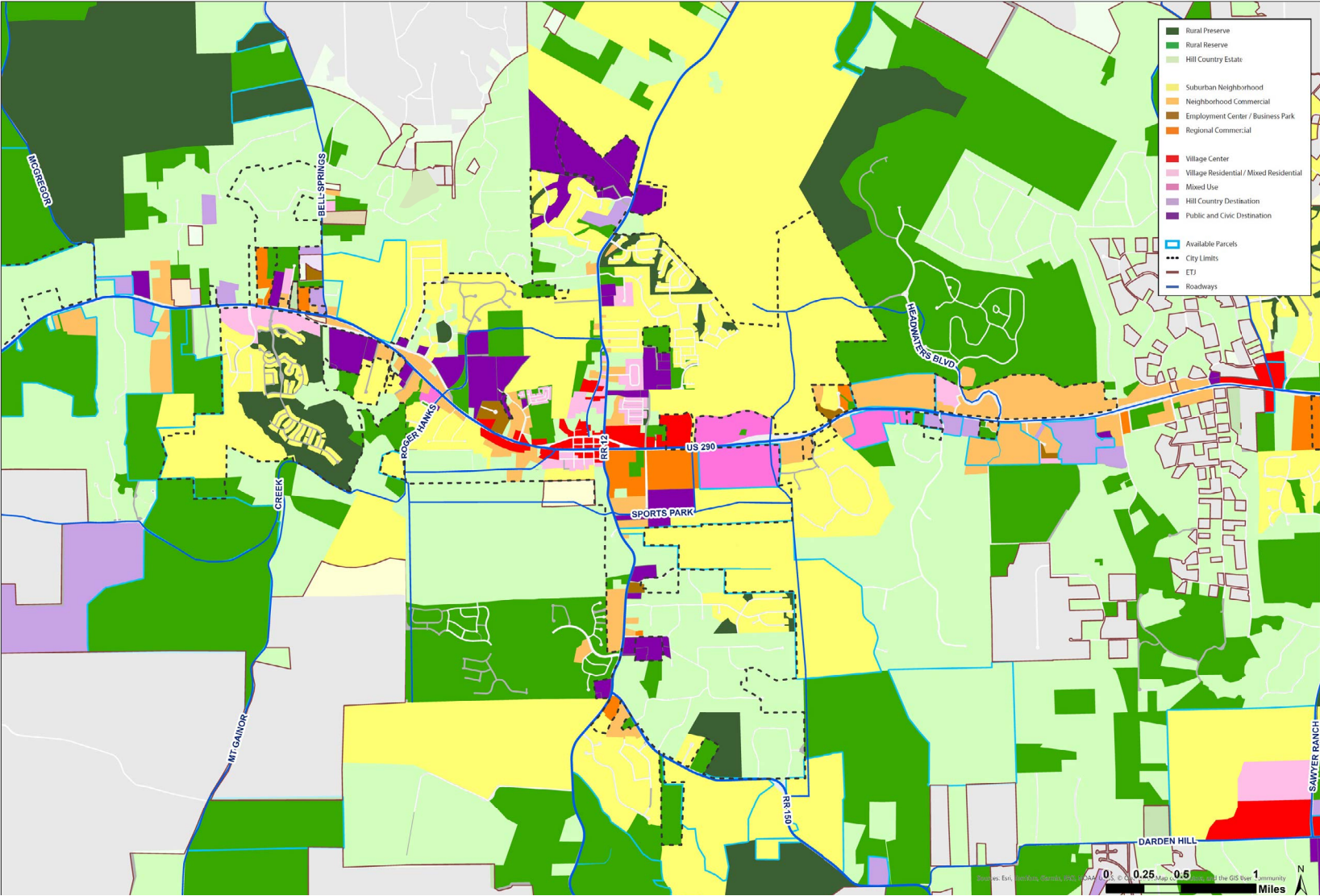


Figure 21. Future Land Use Map Ci

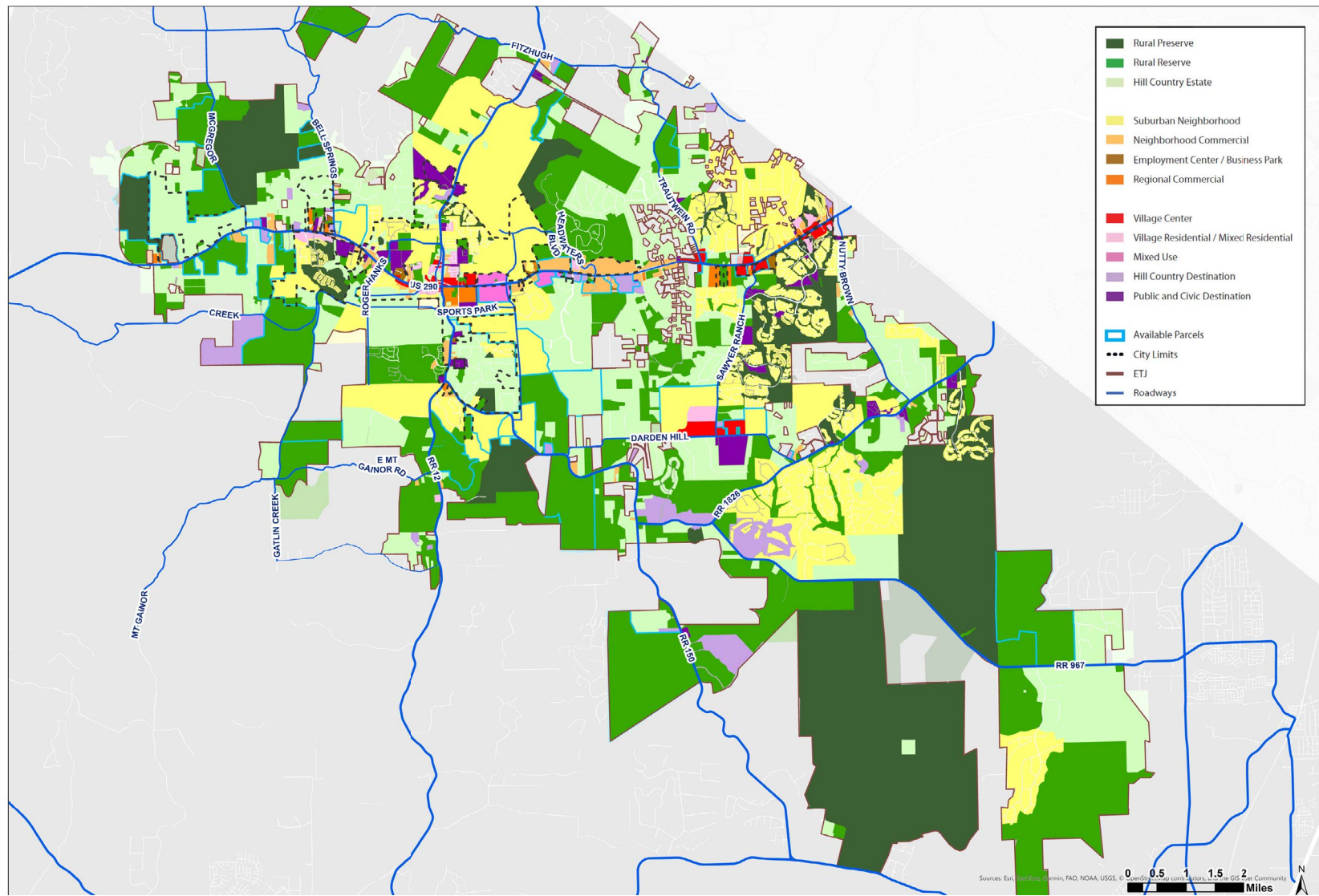


Figure 22. Future Land Use Map E 87 e

FUTURE DEVELOPMENT POTENTIAL

The cumulative additional program per 5 year increment results in the chart below. A full description of the results including absorption rates, assumptions, etc, can be found in the appendices.

Table 3. Additional Program by Land Use

Place Type (city + ETJ)	SF Residential Units	Multifamily Units	Office SF	Retail SF	Industrial SF
Existing Entitled Residential	6,854	949	-	-	-
Existing Entitled Commercial	-	-	338,113	1,098,866	147,924
Rural Preserve	3	-	-	-	-
Rural Reserve	170	-	-	-	-
Hill Country Estate	33	-	-	-	-
Suburban Neighborhood	1,884	-	1,172,322	2,344,643	-
Neighborhood Commercial	129	-	225,014	225,014	281,267
Village Center	279	558	303,648	506,080	-
Village Residential	294	131	35,567	106,700	-
Mixed Use	106	114	32,975	49,462	-
Hill Country Destination	-	-	96,006	336,022	600,039
Grand Total	9,751	1,751	2,203,644	4,666,788	1,029,230

The resulting net fiscal benefits per 5 years increment results in the chart below broken out by City and ETJ. A full description of the results can be found in appendices. Of note, while the overall annual population continues to increase throughout the extent of the time line horizon, population growth based upon availability of area to grow stop in year 15 of the projection with growth only happening in the ETJ from there on.

CUMULATIVE ADDITIONAL PROGRAM BY YEAR

CITY + ETJ		Cumulative SF Residential	Cumulative Multifamily Units	Cumulative Office SF	Cumulative Retail SF	Cumulative SF Industrial
2025	Year 3	1989	949	85200	153000	114000
2030	Year 8	5304	1314	227200	408000	304000
2035	Year 13	6842	1679	369200	663000	494000
2040	Year 18	8092	1751	511200	918000	684000
2045	Year 23	9342	1751	653200	1173000	874000

Fiscal Benefits CITY + ETJ		Total Net New Taxable Property Value	Annual Property Tax	Annual Net New Sales Tax	Annual Additional Jobs	Annual Increase in Population
2025	Year 3	\$971,735,700	\$20,078,828	\$918,000	184	2,062
2030	Year 8	\$2,408,825,700	\$49,363,383	\$2,448,000	184	1,840
2035	Year 13	\$3,149,482,777	\$65,531,321	\$3,978,000	184	762
2040	Year 18	\$3,733,139,177	\$78,742,309	\$5,508,000	184	653
2045	Year 23	\$4,305,999,177	\$91,749,957	\$7,038,000	184	653

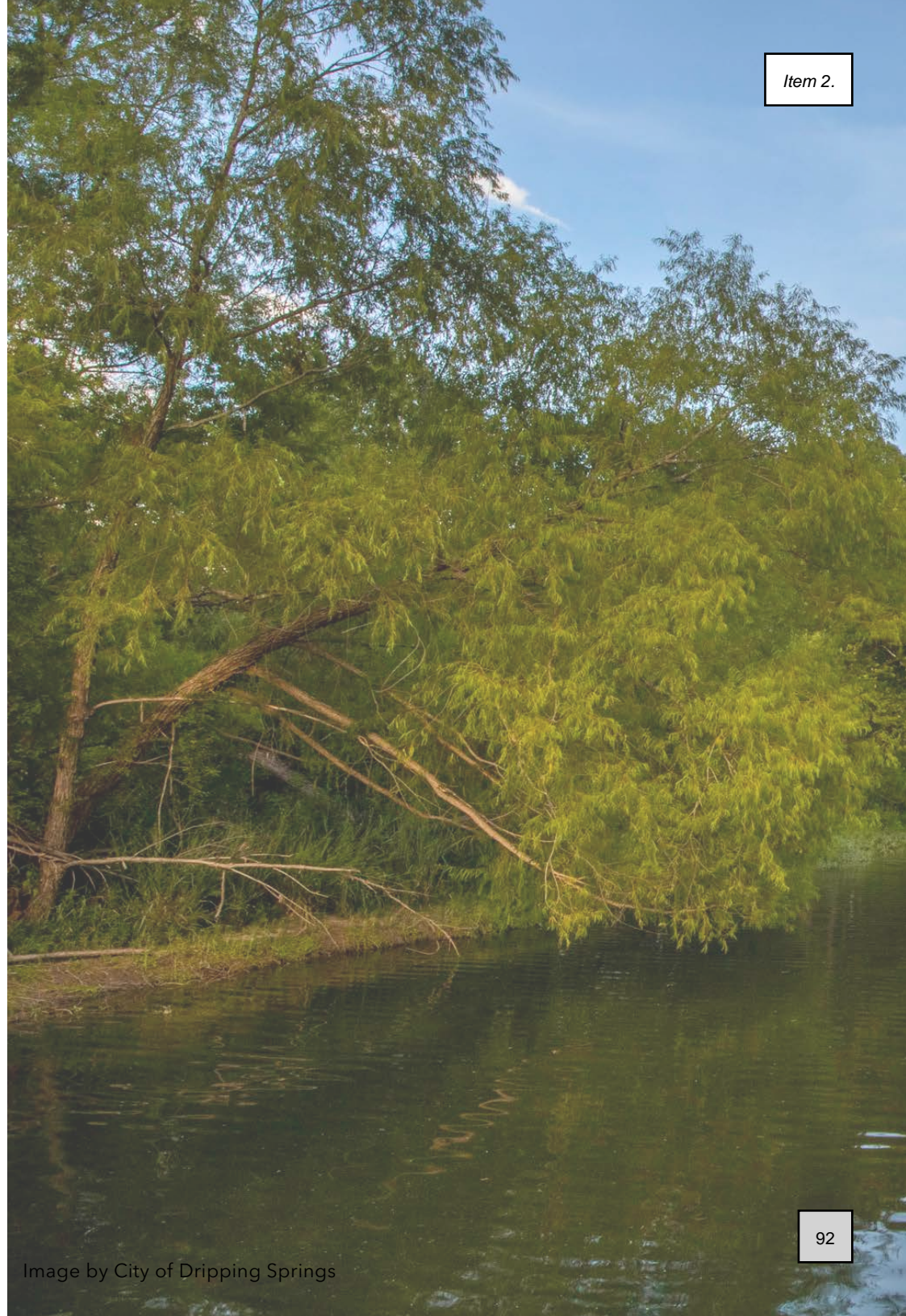
Fiscal Benefits CITY		Total Net New Taxable Property Value	Annual Property Tax	Annual Net New Sales Tax	Annual Additional Jobs	Annual Increase in Population
2025	Year 3	\$535,602,000	\$10,087,528	\$405,000	48	1,187
2030	Year 8	\$1,428,272,000	\$26,900,075	\$1,080,000	48	1,187
2035	Year 13	\$1,624,509,077	\$30,596,004	\$1,755,000	48	110
2040	Year 18	\$1,663,745,477	\$31,334,982	\$2,430,000	48	-
2045	Year 23	\$1,692,185,477	\$31,870,621	\$3,105,000	48	-

Fiscal Benefits ETJ		Total Net New Taxable Property Value	Annual Property Tax	Annual Net New Sales Tax	Annual Additional Jobs	Annual Increase in Population
2025	Year 3	\$436,133,700	\$9,9910,300	\$513,000	136	874
2030	Year 8	\$980,553,700	\$22,463,309	\$1,368,000	136	653
2035	Year 13	\$1,524,973,700	\$34,935,317	\$2,223,000	136	653
2040	Year 18	\$2,069,393,700	\$47,407,326	\$3,078,000	136	653
2045	Year 23	\$2,613,813,700	\$59,879,335	\$3,933,000	136	653

What is your biggest hope for the future of Dripping Springs?

"That we keep the sense of community and natural beauty."

- Dripping Springs Resident





4 PLAN ELEMENTS

BACKGROUND

Dripping Springs is committed to pursuing strategies to make the community more resilient through maintaining and strengthening infrastructure systems. The City has an agreement with the Dripping Springs Water Supply Corporation for water and within City Limits. As discussed in the analysis section of the document, both City and ETJ get their water from a combination of private wells, and wells operated by the DSWSC or the West Travis County PUA. While both the DSWSC and the WTCPUA have plans for expansions to their facilities, the WTCPUA expansions are the only significant water improvement anticipated. The City's Wastewater capacity was mired in a lawsuit that dragged on for years; however, some progress is being made. The West Travis County Public Utility Agency is the provider of water to the City and ETJ, as they supply water to both DSWSC and other retail customers in the region. The WTCPUA has proposed upgrade plans that will help them increase capacity in the coming years. Dripping Springs is respecting the 500 year flood plain in anticipation of updates to the flood plain maps per the Atlas 14 study.

INTENT

Ensure that essential infrastructure elements (roads, utilities, stormwater management waste disposal, etc.) are in place to

accommodate a balanced growth pattern over time. The location of Opportunity areas and their place type designations in the FLUM prioritize access to utilities, and make way for proposed infrastructure improvements or expansions.

GOAL

Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

KEY CONSIDERATIONS

- Address maintenance and infrastructure needs throughout the City, and monitor needs in ETJ.
- Possibility for integrated stormwater management system.
- Plan for funding needs of infrastructure improvements, and explore relevant grants.
- ADA Transition Plan.
- Public realm operations and maintenance plan.
- Create public realm infrastructure incentives for developers.

BACKGROUND

Throughout the public engagement process, the overwhelming sentiment from all residents, was unique and rustic Hill Country character was the catalyst for their decision to move to this area. The qualities that make up the unique character of Dripping Springs include protecting the parks and natural environment, preserving its rich history, and ensuring that future land uses reflect the community's priorities. Known as the Gateway to the Hill Country, Dripping Springs is home to spectacular natural wonders, and has areas with significant topographical changes as you travel through its rolling hills and along the creeks. There are 5 existing local parks, with another one planned North of the US 290 corridor. An abundance of parks and recreation amenities is essential to promoting and establishing a healthy, engaged, and active community environment. The City has 3 Historic Districts (Mercer St, Hays St, and Old Fitzhugh Rd) all located near the intersection of US 290 and RR 12. The downtown area is considered the historic, cultural, and tourism center of the community, and the City's efforts toward protecting these districts include the creation of a Historic Preservation Ordinance and a Historic Preservation Commission. In order to preserve riparian areas the City has also adopted the Atlas 14 recommendation for the new 100-yr floodplain.

INTENT

The residents of Dripping Springs define the character of this unique place. The built environment is viewed and understood at multiple scales, including neighborhoods, community, and the regional perspective. Ensure that the qualities of the City that make up its character are protected. A significant portion of the Opportunity Areas are set to be Rural Place Types with the goal of preserving natural resources and open spaces. The place types with higher densities and development impacts are all along the primary corridor and major roadways.

GOAL

Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place.

KEY CONSIDERATIONS

- Revise tree preservation regulations.
- Protect, maintain, and improve the City and ETJ's natural resources, open spaces, and trails.
- Develop programs for Public Art, and Branding + Wayfinding.
- Create public realm development incentives.
- Create development incentives to support desired future land uses.

BACKGROUND

Transportation systems and their impacts do not stop at the City boundary and need to embrace strong interjurisdictional coordination to be successful. As discussed in the analysis section, Dripping Springs like so many other towns has a single major vehicular artery that runs through it. Therefore, traffic and congestion can only be dispersed with alternative routes, it cannot be wholly eliminated. It is this strategy of dispersal of traffic through a mixture of “bypass routes”, County expansions to roadways, and the TxDOT expansions to US 290 that the Comprehensive Plan is proposing.

INTENT

The Comprehensive Plan lays the foundations for improving connectivity and regional networks between different geographic areas in Dripping Springs. Ensure that the regional network of streets and highways are compatible with the needs and values of the community. The growth scenarios were created based on the planned infrastructure improvements and expansion projects for roadways like Darden Hill, and RM 150. The place type designations for each Opportunity Area in the FLUM take into account these planned improvement and expansion projects. Higher density uses are proposed on the Eastern side of the corridor, and in a growing intersection in the Southeast quadrant of the city, to help relieve pressure from RR 12 and US 290.

GOAL

Provide an efficient and safe regional network of streets and highways.

KEY CONSIDERATIONS

- Actively work with TxDOT on future US 290 Corridor Plans.
- Transportation hierarchy of protected and encouraged roadways.
- Prioritize upgrading bypass routes to relieve traffic pressure.
- Monitor the various expansion projects throughout the City and ETJ.
- Consider a Traffic Monitoring and Mitigation Program and a Transportation Demand Management Program.

BACKGROUND

The existing neighborhoods of Dripping Springs consist of various housing types and conditions situated amongst the natural surroundings with hill country views and proximity to creeks. Although there is a vast amount of rural and lower scale housing with larger lots, there are also multiple subdivisions with smaller lots and acreages. Townhomes and other mid to higher density housing is limited and are mostly located near the corridors and along major roadways. Housing affordability is one of the City's main challenges, as the median home value in Dripping Springs is significantly higher than state's.

INTENT

Protect existing subdivisions and the neighborhood characters, while also work towards solving housing affordability challenges through the expansion of housing options. Dripping Springs can incentivize and promote new housing options and typologies that address affordability, lifestyle, and age, while also pursuing new infill development opportunities that utilize existing infrastructure and services, and subsequently minimizing the cost of new development. The FLUM recommends the addition of some higher density developments and housing within limited areas.

GOAL

Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

KEY CONSIDERATIONS

- Adopt goals from the County's conservation development guidelines.
- Adjust design guidelines and regulations.
- Prioritize housing options and affordability.
- Consider a wider range of housing options, such as ADUs and BTR townhomes, and other multi-family unit types.
- Identify development triggering mechanisms for possible incentives.
- Review and revise conservation development ordinance.

BACKGROUND

The growth of Dripping Springs has been traditionally spurred by its Hill Country character as well as its desirable school district; however, in the past years, other catalysts have included a conglomeration and proliferation of wedding venues, breweries, and distilleries. Combined with active film/television shooting locations, numerous festivals, and access to the unparalleled recreational opportunities, Dripping Springs is a hub for tourism.

INTENT

Continue to invest in tourism that embraces the scenic and charming character of Dripping Springs through local art, music, history, and the natural environment. Promote downtown and the City's historic districts as dynamic destinations to experience local businesses.

GOAL

Encourage a balanced growth and foster a resilient and robust economy.

KEY CONSIDERATIONS

- Support tourism programs that embrace Dripping Springs unique sense of place and identify marketing opportunities.
- Create a Business Retention and Expansion Strategy (BRE).
- Work with and support locally-owned businesses by monitoring policy and regulation needs.
- Identify a variety of potential funding sources.



"I hope that Dripping Springs will flourish into a more well rounded community with resources to support the inevitable growth of our community, including traffic management, and improved retail/restaurant options. I want Dripping to hold on to its natural charm and history without being stuck in the past and refusing to accommodate growth and change."

- Dripping Springs resident





5 IMPLEMENTATION PLAN

ACTIONS & PRIORITIES

OVERVIEW

The Implementation Strategies outlined below respond to the goals, objectives and policies established by the Dripping Springs Comprehensive Plan. This section serves as a delivery framework and is intended as a guide for future decision making and programming. As lead agency, the City of Dripping Springs Planning and Development Department will assume a significant strategic role in coordinating the Implementation Strategies of the Comprehensive Plan. The Implementation Strategies associated with each category are critical to the success of the Plan. As a result, the overall objective will be best served if the city provides the necessary leadership to define key partnerships, required resources and next steps in the process.

SUPPORTING PLANS AND PROGRAMS

To implement the Comprehensive Plan, the city will be required to modify existing city plans and programs that may impact short-and long-term improvements. This initial step will ensure that City-wide plans and programs are consistent with the Plan's vision to create a vibrant community that is economically feasible and context sensitive.

The city should seek implementation efficiencies where multiple plans or programs could provide leverage and/or funding to support the Plan vision. For example, infrastructure initiatives may have multiple applicable funding sources that could be leveraged to address over lapping needs as improved street and rights-of-way improvements, sustainability and low impact development objectives to help achieve each program's goals in a more efficient manner.

OVERARCHING IMPLEMENTATION STRATEGIES

STEWARD THE VISION

Why is this important?

The Comprehensive Plan sets the vision and goals and required policies for the Plan. However, without an actionable implementation strategy to support the Plan's vision and goals, the Plan will become ineffective. Likewise, identifying key parties and departments as lead agencies who are responsible for key initiatives will help ensure the Plan moves forward while demonstrating to the public and leadership that each actionable strategy is being addressed in a timely manner.

Identify key departments needed to ensure the advancement of the next steps for the Comprehensive Plan implementation over the next 10-15 years. In addition, the city will need to align all department work plans and budgets to implement the key goals of the Comprehensive Plan.

development regulations will ensure the long-term implementation of key strategies and help guide the type of development that is sought by the community. A logical first step is to consider the advancement of a Code Audit, designed to evaluate consistencies with the Comprehensive Plan policies and the Municipal Code. A Code Audit can serve as a cost-effective way to define any future required Code Amendments and how to prioritize next steps.

Integrating the vision framework findings and recommendations will be a high priority for implementation. The City should advance necessary changes to the City's policies and adopt development regulations to guide decisions regarding future development, City investments in capital improvements, and other City programs. This can include future modifications and amendments to the Comprehensive Plan, updates to the Land Use Development Code, or changes to street standards.

POLICY AND DEVELOPMENT CODE AMENDMENTS

Why is this important?

The Comprehensive Plan is intended to serve as a guiding document that establishes community priorities and policies needed to achieve the Plan's vision. Unlike the Municipal Zoning and Development Code, the Comprehensive Plan is not a legally binding document. To achieve many of the Plan's objectives, critical amendments to the City's

INTERAGENCY COORDINATION

Why is this important?

The Comprehensive Plan may identify certain initiatives that will require multiple agencies and city departments to ensure the implementation of key plan strategies. An example may include coordination between City Public Works and Planning and Development Department, and the Texas State Department of Transportation on access management and

urban highway operations as redevelopment occurs along designated commercial corridors within the City Limits. The design of new streetscapes, location of curb cuts and off-street parking management will likely require evaluation current street and development standards when considering recommendations that may focus on strategies as Complete Streets and pedestrian-first design outcomes.

Pursue opportunities to work with local, state, county, and other agencies in order to deliver high priority initiatives and projects identified in the Comprehensive Plan.

PRIVATE-PUBLIC PARTNERSHIPS

Why is this important?

The implementation of the Comprehensive Plan will require multiple interests working together to achieve common objectives. Leveraging diverse interests and resources through a variety of public-private partnerships, community volunteers and special interest groups will ensure the Plan is working on behalf of all community members. Active participation with community members will also help identify inherent conflicts that will require further evaluation and potential Plan modifications and amendments.

Identify potential partners that may help contribute to the long-term success of Comprehensive Plan. Identify private and non-profit organizations that share similar intrinsic values and potential growth opportunities for Dripping Springs.

ONGOING COMMUNITY ENGAGEMENT

Why is this important?

After the Comprehensive Plan is successfully adopted, the Plan's implementation process begins. This ongoing, proactive process will continue as community values and priorities evolve. For this reason, periodic check-ins with neighborhood, community groups, and special interests are critically important. This could be completed with regular online social media updates, neighborhood meetings, Planning and Zoning Commission and City Council meeting agenda updates.

Develop a framework to continue to facilitate ongoing community engagement and provide updates to key stakeholders as the Comprehensive Plan implementation progresses. Reconvene the Plan's key stakeholders on an annual basis or as appropriate to provide updates and continue to solicit feedback and support the engagement as the Plan champions. Proactively communicate with neighborhoods, local businesses, and community stakeholders through all phases of the project.

PLAN MONITORING AND REVIEWS

Why is this important?

The Comprehensive Plan sets the vision and goals and required policies for the Plan. As noted above, without an actionable implementation strategy to support the Plan's vision and goals, the Plan will become ineffective. In addition to identifying departments who are responsible for key initiatives, the Plan should also identify performance measures and delivery timelines of each initiative, as well as a regular reporting system to update key stakeholders and decision-makers as the Plan moves forward. Instilling a high level of accountability within the community will ensure continued support for the Plan and help identify new priorities and initiative as the plan implementation process continues to advance.

Establish a mechanism for reviewing and monitoring the Plan development, design and delivery and key performance measures established by the Plan, including housing targets and thresholds, small business retention, development and design standards, and sustainable development metrics as applicable.

INFRASTRUCTURE & FACILITIES

GOAL

Ensure utilities, infrastructure, and facilities are properly maintained and upgraded to serve community needs.

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
IF.1. Prioritize stormwater, wastewater, and water infrastructure improvement projects.	1.a. Continue to implement Municipal Separate Storm Sewer System Program (MS4) - TCEQ		X		MEDIUM	City Engineer & Maintenance Director
	b. Develop and adopt City-wide Water Quality and Drainage Plan.		X		MEDIUM	City Engineer
	c. Encourage LID and BMP techniques for residential developments through DA's with incentives	X			HIGH	City Engineer
	d. Promote Conservation Subdivision Development through incentives that promote preservation, LID, and environmental BMPS.		X		MEDIUM	City Engineer & Maintenance Director
	e. Study the feasibility of a comprehensive and integrated City-Wide stormwater management system to include low water use landscapes and bioswales, rain gardens and other stormwater management infrastructure in civic spaces, parks, open spaces, and streets.			X	LOW	City Engineer & Maintenance Director
	f. Research Federal and State funding opportunities for LID and BMP projects that can be implemented.			X	LOW	City Engineer
	g. Stormwater Management Funding					City Engineer
	Identify and apply for relevant stormwater management grants from region and State.		X		MEDIUM	

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
IF.2. Manage and maintain roadway infrastructure	2.a. Consider Bond for roadway construction/significant upgrades to encourage growth and for life safety.	X			HIGH	City Engineer & City Attorney
	2.b. Provide necessary budget to implement ADA Transition Plan. (Begin process by focusing on Downtown first.)		X		MEDIUM	Maintenance Director & City Engineer & ADA Coordinator
	2.c. Coordinate with TxDOT on 290 Improvements plan to incorporate the Comprehensive Master Plan's goals.	X			HIGH	Planning Director & Transportation Committee
	2.d. Prioritize the current 5-Year Roadway Improvement Plan to hierarchy of projects that best work with overall street network.	X			HIGH	City Engineer & Maintenance Director
	2.e. Partner with County to help guide roadway Infrastructure projects in SE quadrant of Dripping Springs to reflect the recommendations of the Future Land Use Plan.			X	MEDIUM	Planning Director & Transportation Committee
IF.3. Ensure quality maintenance and development of the public realm and streetscapes.	3.a. Public Realm Operations and Maintenance Plan		X		HIGH	Planning Director
	Review current policies and procedures to address public spaces, strategies to implementation of projects, long-term operations and maintenance needs and funding requirements for parks and public rights-of-way.					Maintenance Director Parks & Recreation Director
	3.b. Public Realm Development Incentives			X	MEDIUM	Planning Director, City Attorney, & City Engineer
	Create incentives for developers to contribute to street and public realm infrastructure systems and Comprehensive Plan goals.					

COMMUNITY CHARACTER

GOAL

Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place.

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
CC.1. Proactive approach to maintain Hill Country character, sense of place, and natural environment.	CC.1.a. Tree preservation Revise tree mitigation requirements. Develop new regulations that seek to encourage and incentivize preservation as a basis for planning new neighborhoods (instead of an afterthought) while also imposing higher mitigation standards. Seek common ground with County tree preservation policy so as not to push development away from the City and to encourage a more uniform aesthetic between City and ETJ.				COMPLETED	Planning Director
	CC.1.b. Identify and protect/enhance the community gateways in Dripping Springs. Require additional buffers along key/major thoroughfares. As community gateways are not necessarily defined by vegetation or topography, and may include built structure (i.e. water tower, vista). Ensure that any enhancements don't conflict with US 290 expansion.	X			HIGH	Planning Director
	CC.1.c. Update the current Parks, Recreation & Open Space Master Plan. The revised plan should include both public and private sector park spaces, especially the regional parks that have public access but are within master planned communities, to create an accurate assessment of public green space.		X		HIGH	Parks Director
	CC.1.d. Partner with residential Master Planned Communities (MPC) and developers to foster connection between preserved/natural areas and residents (both City and ETJ developments).		X		HIGH	Planning Director & Parks and Recreation Director

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	CC.1.e. Coordination with TxDOT regarding 290 Upgrades. Create a City stakeholder group consisting of ROW impacted lots, developers, and a committee appointed by the Mayor to drive aesthetic enhancements along 290 to reinforce overall Hill Country aesthetics and protect community gateways/vistas.	X			HIGH	Planning Director, Parks & Community Services
	CC.1.f. Explore parkland dedication options for future developments and coordinate with the updated Parks, Recreation & Open Space Master Plan.			X	HIGH	Planning Director & Parks Director
	CC.1.g. Branding + Wayfinding Program Consider revising / developing a citywide branding and wayfinding system to guide a cohesive community design. The city’s wayfinding should focus on navigation throughout the community and for important shopping districts to encourage walking and exploration; support local businesses and services; and reflect the overall community character of Dripping Springs. (Fund through hotel/motel tax)	X			HIGH	Communications Director
	CC.1.h. Create a hierarchy of park and green spaces that identify, protect, and promote the best Hill Country/Dripping Springs aesthetic. Prioritize funding and maintenance of these spaces. For others, encourage or incentivize the creation of “friends of” groups or adopt-a-park.	X			HIGH	Planning Director & Parks Director
	CC.1.i. Maintain and expand trail system to connect the creeks and natural open spaces throughout the City, ETJ and Regionally. Update the trail system to properly show: existing, proposed and future desired trails and trail connections.		X		MEDIUM	Planning Director & Parks Director
	CC.1.j. Provide and incentivize Adopt-A-Trail and Adopt-A-Creek programs to promote the beautification of the trail systems and to build community pride	X			HIGH	Parks and Recreation Director

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	CC.1.k. Coordinate with regional conservation efforts to create an overall all green spaces/preserved land network. Tap into funding and resources through collaborations.			X	HIGH	Parks and Recreation Director
	CC.1.l. Prioritize bicycle and pedestrian connections under any overpasses/bridges that may be considered and link up to regional trail systems.	X			HIGH	Planning Director
	CC.1.m. Public Art Program Develop a comprehensive public art program and funding strategy.		X		MEDIUM	Visitors Bureau
	CC.1.n. Work with the local Culture, Art & Heritage programs, as well as local and regional arts councils and organizations to develop an arts plan to address the selection and siting of public art. Focus on key locations such as Downtown or other City parks and gateways.			X	MEDIUM	Visitors Bureau
	CC.1.o. Identify a long-term funding mechanism for public art such as a 1 percent for art program.		X		MEDIUM	Visitors Bureau
	CC.1.p. Public Realm Development Incentives Create incentives for ALL developers (including non single family residential uses such as multifamily, commercial, retail, and office) that meet/enhance the City's development goals, to contribute to street and public realm infrastructure systems and programming needs.			X	HIGH	Planning Director & City Administration
	CC.1.q. Continue revisions to TIRZ, and consider expansion every year.	X			HIGH	Planning Director & City Administration
	CC.1.r. Propose "public parking" as part of new commercial and residential developments around downtown historic region to reduce traffic and other high use destination.		X		LOW	Planning Director & City Administration
	CC.1.s. Maintain historic resource surveys for properties located in the Mercer, Old Fitzhugh, and Hays Districts.			X	HIGH	Planning Department City Administration

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	CC.1.t. Identify additional historic properties located within City limits to be included in a historic, architectural, and cultural resource survey. Work toward obtaining a historic landmark designation and commemorative plaque for these historic resources when appropriate.			X	MEDIUM	Planning Department & City Administration
	CC.1.u. Update Historic Preservation Design Guidelines to communicate preservation requirements and best practices for properties located within the Mercer, Old Fitzhugh, and Hays Districts, and within city limits.	X			MEDIUM	Planning Department & City Administration
	CC.1.v. Update the City of Dripping Springs' Historic Preservation Ordinance/Code to streamline zoning, permit application and design requirements for historic properties in the Historic Districts and city limits.	X			MEDIUM	Planning Department & City Administration
	CC.1.w. Diffuse information about the City of Dripping Springs' historic properties through virtual storytelling (Story Map) on the City Website.	X			MEDIUM	Planning Department & City Administration
	CC.1.x. Consider revising and developing branding and wayfinding system for each of the historic districts.		X		MEDIUM	Communications Director
	CC.1.y. Maintain knowledge of best historic preservation and revitalization practices for "Main Streets" through participation in the Texas Historical Commission's First Street Program.		X		MEDIUM	Planning Department
	CC.1.z. Oak Wilt Prevention and Care in the historic district, Benefits of maintenance and care, Outreach and containment Program; Proactive tree preservation and care for OFR coinciding with the roadway improvements.		X		HIGH	City Administration
	CC.1.aa. Art in the paseo or in the Glassed in area of the Stephenson Building; Collaboration with the Dripping Springs Art League (ex: downtown wall murals).		X		MEDIUM	City Administration

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
CC.2. Guide future growth and development so that it follows the Future Land Use plan and reflects the community's priorities and needs.	2.a. Code Update / Rewrite Update the zoning map and development Code text to address the policy recommendations of the Dripping Springs Comprehensive Plan. Consider advancing a Code Audit as an initial step to evaluate required Development Code Amendments consistent with the Comprehensive Plan policies.		X		HIGH	City Attorney, Planning Director, City Administrator, & Department heads
	2.b. Identify and prioritize protection of the most important view corridors, greenspace, and riparian areas. Create a zoning or design overlay implementing the design recommendations along the major corridors in the City.	X			HIGH	Planning Director
	2.c. Proactively move towards protection of the current 500-year floodplain and/or Atlas-14 recommendations.		X		MEDIUM	City Engineer
	2.d. Support the addition of public restrooms and other visitor facilities in Downtown to promote the area in Downtown area.			X	COMPLETED	City Administration

CONNECTIVITY & CORRIDOR ENHANCEMENT

GOAL

Provide an efficient and safe regional network of streets and highways.

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
CCE. 1. Partner with TxDOT to monitor corridor plans	1.a. Actively work with TxDOT on future US 290 Corridor plans to ensure that street standards, roadway and adjacent development are advanced in a cohesive way and adequately meets the community desires and values. Bicycle and pedestrian connectivity also needs to be prioritized, especially crossing over RR 12 and US 290.	X			HIGH	Planning Director
	1.b. Identify landscape and design standards for the corridor that can be funded by TxDOT's allocated budget for aesthetic improvements (8%)	X			HIGH	Planning Director & Transportation Committee
CCE.2. Review and Update Transportation Master Plan	2.a. Incorporate public infrastructure investments identified through the Comprehensive Plan process into relevant transportation planning documents and programs, including the Transportation Master Plan (TMP). Update existing street standards to emphasize a pedestrian first design, universal access, and safety.			X	MEDIUM	Planning Director, Transportation Engineer, Transportation Committee
	2.b. Create a Transportation Hierarchy of Protected (Low Use) and Encouraged (High Use) Roadways		X		HIGH	Transportation Engineer, Transportation Committee
	2.c. Prioritize upgrading Trautwein and Bell Springs to the greatest extent possible to promote growth and relieve traffic pressure.			X	MEDIUM	Transportation Committee

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
CCE.3. Monitor roadway improvements and expansions throughout City & ETJ	3.a. Monitor RM 150 County corridor extension and related studies or plans.		X		HIGH	Planning Director, Transportation Committee
	3.b. Work with Hays County to guide Darden Hill Roadway improvements and ensure the upgrades are consistent with plans for this key area identified in the Future Land Use Map.		X		HIGH	Planning Director, Transportation Committee
	3.c. Ongoing Safety Monitoring of Neighborhood Streets Determine measures for monitoring the safety of neighborhood streets during and after redevelopment. Local streets should be designed for low vehicular speed, and bike/pedestrian mobility first.			X	MEDIUM	Planning Director, Transportation Engineer
	3.d. Future bonds should prioritize City's upcoming road expenses.			X	MEDIUM	Planning Director, City Attorney

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
CCE.4. Monitor traffic impacts in corridor and throughout the City and ETJ roadway network.	4.a. Continue to work with existing neighborhoods to identify and quantify existing traffic challenges, particularly regarding diversion traffic and implementation of programs to conduct baseline traffic speed and volume counts and annually update counts as new development occurs in the community.			X	MEDIUM	Planning Director, Transportation Engineer
	4.b. Promote the development of a Traffic Monitoring and Mitigation Program to address traffic calming and safety needs		X		MEDIUM	Planning Director, Transportation Engineer, Maintenance Director
	4.c. Transportation Demand Management Program Explore the development of a Transportation Demand Management program to manage parking demand downtown and congestion. The program should include strategies to improve infrastructure for walking, bicycling, carpooling, and ride-sharing; implement efficient parking management practices; leverage partnerships and provide reward programs for modal choices.		X		HIGH	Planning Director, Transportation Engineer
	4.d. Encourage the school district to construct a second school bus depot area to the east of RR 12.		X		HIGH	Planning Director
	4.e. Consider incentivizing schools to be away from major arterials (US 290 & RR 12) to avoid additional traffic congestion in those areas.		X		HIGH	Planning Director

GOAL

Ensure and improve the quality of life for current and future residents by maintaining strong neighborhoods and providing housing options that meet the needs of community members.

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
H.1. Explore options for development regulation in ETJ.	1.a. Unify City and County conservation objectives by adopting County's Conservation Subdivision Development guidelines.			X	MEDIUM	Planning Director
	1.b. Identify triggering mechanisms for future developments to use as incentives.	X			HIGH	Planning Director
H.2. Review and adjust current architectural standards.	2.a. Design Policy				MEDIUM	Planning Director
	Develop and adopt new design guidelines and standards to guide future development for key commercial corridors, the downtown and for key neighborhood districts as required. (Any standards should be mindful of increasing housing costs).	X				
	2.b. Explore amending building height regulation.	X			HIGH	Planning Director
H.3. Expand housing options	3.a. Explore affordable / attainable housing options, and review city code to ensure housing options are permitted. Require a minimum mix of housing types in PDDs, conservation neighborhoods, and developments asking for city incentives.			X	HIGH	Planning Director
	3.b. Encourage a range of multi-family unit types and sizes, both rental and home ownership opportunities. Develop policies and programs to encourage/incentivize mixed-income buildings and neighborhoods.			X	HIGH	Planning Director

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	3.c. Consider a Multi-Family Tax Exemption Program (MFTE). It could support implementation of the income-based housing strategy and community benefits, including adjusting the market-rate option to require one of the following: Contribution to infrastructure above what is typically required; contribution to parks and open space beyond what is typically required; payment in lieu to support income-based housing in other nearby developments; or payment in lieu to support development of public or non-profit-owned or operated community services.			X	HIGH	Planning Director, City Attorney
	3.d. Incentivize In-Fill Housing in Residential Area (Impervious cover exemptions, partnerships with realtors, etc.)			X	HIGH	Planning Director
	3.e. Encourage ADUs and BTR townhomes (impervious cover bonus, roadway exemptions, partnerships with developers, etc.)	X			HIGH	Planning Director
	3.f. Create or expand development incentives to support implementation of desired land uses and urban form in Dripping Springs. Examples include: <ul style="list-style-type: none"> • Multifamily incentives for vertical mix use or planned developed • Impact fee credits • Fee waivers • Commercial development tax incentive • Expedited development reviews • Triggering Mechanisms to allow for deferred public improvements 		X		HIGH	Planning Director & City Administration

ECONOMIC DEVELOPMENT & FUNDING

GOAL

Encourage a balanced growth and foster a resilient and robust economy.

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
EDF.1. Determine role of Economic Development Committee in advancing the implementation of the Comprehensive Plan.	1.a. Utilize EDC’s role in leveraging / communication between the city and the county, chamber of commerce, commercial / industrial stakeholders, etc.		X		HIGH	EDC & City Administrator
	1.b. Collaborate with both local and regional stakeholders, institutions, and economic experts to maximize economic outcomes for Dripping Springs.	X			MEDIUM	EDC
	1.c. Develop and update an Economic Development Strategic Plan annually.			X	MEDIUM	EDC
	1.d. Analyze development trends and economic performance citywide and across subareas.			X	MEDIUM	EDC
	1.e. Employ a strong workforce development program to foster employment opportunities for regional talent.			X	HIGH	EDC
	1.f. Provide EDC direction in activating the plan and staying organized - determine their role.	X			HIGH	City Administrator
EDF.2. Foster expansion of tourism	2.a. Identify marketing opportunities to further promote the community as a prime Bird City, and Music & Film friendly city in the region.		X		HIGH	Tourism Manager
	2.b. Submit a re-certification application to maintain Bird City status. (The 3-year Bird City Texas certification for the community lasts through 2024.)	X			COMPLETED	City Administrator

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	2.c. Continue to develop special programming/events around Central Texas-specific activities (i.e. Dripping Springs Eclipse) that garner state and national attention for the City. Create a Special Events Program that reflects the vision for Dripping Springs, including public markets, cultural events, classes, and event focused on sustainability and health, organized walks/runs, and community building events like Movies in the Park that caters to residents.			X	MEDIUM	Communications Director, Parks & Community Services Director, Tourism Manager
EDF.3. Encourage Business Attraction and Retention	3.a. Create a Business Retention and Expansion Strategy (BRE) to retain local businesses & services Develop policies and programs aimed to retain existing local businesses and service providers. Partner with existing local businesses and service providers to define methods to minimize displacement of existing small businesses. Develop a preference policy for local businesses to be included in Development Agreements with private developers as new infill development occurs over time.		X		HIGH	EDC, Chamber of Commerce
	3.b. Regularly inventory business needs and ensure policies and regulations exist that can support business retention of key industries.			X	MEDIUM	Chamber of Commerce
	3.c. Monitor businesses likely to contract, consolidate, relocate, or grow.			X	MEDIUM	Chamber of Commerce
	3.d. Engage in strategic discussions with local business leaders of companies to promote jobs and capture the growth of firms.		X		HIGH	Chamber of Commerce, EDC
	3.e. Prioritize target industries for maximum impact.			X	LOW	Chamber of Commerce, EDC

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	3.f. Prioritize business recruitment efforts on highly focused target sectors that advance top strategic priorities.		X		HIGH	Chamber of Commerce, EDC
	3.g. Provide technical assistance and other resources to support locally-owned businesses and attract quality businesses.		X		MEDIUM	Planning Director, EDC
	3.h. Encourage redevelopment and revitalization of aging developments that can evolve into higher-value developments.			X	LOW	Chamber of Commerce, EDC
	3.i. Develop policies and programs for recruiting family wage jobs. Identify target sectors and clusters appropriate for creative office/ mixed-use development program. Integrate into Disposition and Development Agreements (DDAs) and provide technical assistance and other resources to support desired outcomes.			X	HIGH	Chamber of Commerce, EDC
	3.j. Continue to attract high-quality developments that integrate placemaking, arts, and other amenities that increase talent attraction and increase quality of life for residents, employees, and visitors.			X	LOW	Planning Director, Chamber of Commerce, EDC
	EDF.4. Funding Strategies / Policies	4.a. Continue using tools such as 380 grants, tax increment financing (TIF), and redevelopment agreements to encourage public and private investments for new development and areas suitable for redevelopment, as well as revitalization.		X		HIGH
	4.b. Identify various potential funding options, such as grants, capital improvement programs, and regional and statewide funding strategies. Examples include: • State funding programs: Commerce, Ecology • Tenant assistance programs • Local Improvement District (LID), Business Improvement District (BID), Master HOA			X	HIGH	City Attorney, Planning Director, City Administration, City Engineer
	4.c. Hire a Grant Writer on a consultant basis that can research and apply for funding opportunities.		X		MEDIUM	City Administration

Objective	Action	Timeframe			Priority (Low, Medium, High)	Responsible Parties
		Short-term	Medium-term	Long-term		
	4.d. Utility Planning - Establish and adopt a utilities master plan to address constraints related to wastewater and water availability.		X		HIGH	Utilities Director, Deputy City Administrator, City Engineer. Boards, Commissions, & Committees: Utility Commission, Planning & Zoning Commission, City Council.
	4.e. PDD Process: Include periodic workshops with Planning & Zoning Commission and City Council in the process to give updates on the status and issues related to the negotiations.	X			MEDIUM	Planning Director





APPENDIX.A
Glossary of Terms

OVERVIEW

The following provides definitions of planning-specific terms and other terms from the document that require clarification.

ACCESSORY UNITS ACCESSORY DWELLING UNITS (ADUS)

Also referred to as accessory apartments, second units, or granny flats – are additional living quarters on single-family lots that are independent of the primary dwelling unit. Accessory units are often built to the rear of the primary residence and are smaller scale than the primary residential unit.

ADAPTIVE REUSE

Adaptive reuse is defined as the process that adapts buildings for new uses while retaining their historic features. Using an adaptive reuse model can prolong a building's life by retaining all or most of the building system, including the structure, the shell and even the interior materials. This type of revitalization is not restricted to buildings of historic significance and can be a strategy adopted for various types of obsolete buildings.

AFFORDABLE HOUSING

Housing that is not subject to price increases resulting from the open market. Affordable housing typically involves deed

restrictions or other stipulations that limit the increase in the price or rental rate for housing over time, which may or may not be permanent (or in perpetuity).

AGING IN THE COMMUNITY

The ability for all individuals to remain living in their home and/or community safely, independently, and comfortably.

BIORETENTION / BIOSWALE

The process in which contaminants and sedimentation are removed from stormwater runoff, often with planted treatment areas such as bioswales or rain gardens, that filter water before they infiltrate into the soil and enter the stormwater drainage system.

BUILT ENVIRONMENT

Aspects of our surroundings that were built by humans, in contrast to the natural environment.

BUSINESS IMPROVEMENT DISTRICT

A business improvement district (BID) is a defined area within which businesses are required to pay an additional tax (or levy)

to fund projects within the district’s boundaries. The BID is often funded primarily through the levy but can also draw on other public and private funding streams. These districts typically fund services which are perceived by some businesses as being inadequately performed by government with its existing tax revenues, such as cleaning streets, providing security, making capital improvements, constructing pedestrian and streetscape enhancements, and marketing the area. The services provided by BIDs are supplemental to those already provided by the municipality. The revenue derives from a tax assessment on commercial property owners, and in some cases, residential property owners.

CLIMATE PROTECTION

Climate Protection describes actions to eliminate greenhouse gas emissions and reduce global warming. Targeted strategies may include:

- Increasing Building Efficiency
- Decarbonizing Transportation
- Renewable Energy and Storage
- Reducing and Recycling Waste
- Local and Sustainable Food
- Water Conservation & Reuse

CHARACTER AREAS

Identified areas characterized by either heritage or distinct amenity values of high collective or shared significance that contribute to people’s sense of place, belonging, identity, and wellbeing.

COMMUNITY SUPPORTED AGRICULTURE (CSA)

Community-supported agriculture (CSA) is a system that connects the producer and consumers within the food system more closely by allowing the consumer to subscribe to the harvest of a certain farm or group of farms. It is an alternative socioeconomic model of agriculture and food distribution that allows the producer and consumer to share the risks of farming. In return for subscribing to a harvest, subscribers typically receive either a weekly or bi-weekly box of produce or other farm goods. This includes in-season fruits and vegetables and can expand to dried goods, eggs, milk, meat, etc. Typically, farmers try to cultivate a relationship with subscribers by sending weekly letters of what is happening on the farm, inviting them for harvest, or holding an open-farm event. Some CSAs provide for contributions of labor in lieu of a portion of subscription costs.

COMMUNITY VALUES

Community values are the non-negotiable core principles or standards that the community's residents wish to maintain. They must be acknowledged, honored and constantly defended to ensure that change and development occur in accordance with these.

COMPLETE NEIGHBORHOODS

Complete neighborhoods refers to a neighborhood where one has safe and convenient access to the goods and services needed in daily life. A complete neighborhood is often referred to as a 15-minute neighborhood in which you can access all your most basic, day-to-day needs within a 15-minute walk of your home. This includes a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. An important element of a complete neighborhood is that it is built at a walkable and bikeable human scale and meets the needs of people of all ages and abilities.

COMPLETE STREETS

A way of designing and building streets that focuses on creating a safe and welcoming experience for all people walking, rolling,

biking, or taking public transit; they ensure streets balance the needs of people as they get around in different ways.

COMPREHENSIVE PLAN

A comprehensive plan provides the overall long-term vision and policy direction for managing the built and natural environment in a community, and provides necessary direction for public infrastructure and facilities to support the long term growth of the community. A comprehensive plan addresses multiple plan elements such as transportation, utilities, land use, recreation, housing, economic development, and services. A comprehensive plan should be updated periodically as community priorities change over time.

CULTURAL BROKERS

Cultural Brokers are individuals who are considered bridges, connectors, or mediators between groups or people with different cultural contexts with the purpose of reducing conflict or producing change. They also perform other tasks such as: mentoring, culture promotion, and activism, among others.

DEVELOPMENT CODE

The term "development code" is a legal tool used by cities and counties to:

- Regulate land uses
- Encourage appropriate use of land throughout the city

- Mitigate congestion on the street network
- Secure safety from fire, flood, and other dangers
- Provide adequate light and air
- Improve housing standards
- Conserve property values
- Prevent overcrowding
- Ensure provisions of transportation, water, sewage facilities, schools, parks, and other public requirements
- Promote commercial and industrial development
- Preserve and promote the public health, safety and welfare of the inhabitants of the city and the general public

DENSITY BONUS

A density bonus is an incentive-based tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals.

DESIGN CHARRETTE

An intensive hands-on workshop that brings people from different disciplines and backgrounds together with members of the community to explore design options for a particular area or

project.

DIVERSITY

Diversity is the range of human differences, including but not limited to race, ethnicity, gender, gender identity, sexual orientation, age, social class, physical ability, or attributes, religious or ethical values systems, national origin, and political beliefs. Source: Diversity and Inclusion Office, Ferris State University

DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

A downtown development authority is an alternative way for municipalities to facilitate redevelopment activities. A DDA is an independent governmental entity formed by a municipality. The purpose of a DDA is to prevent deterioration of property values or structures within central business districts, to halt or prevent the growth of blighted areas within central business districts, and to assist municipalities in the development and redevelopment of central business districts. The primary function of a DDA is to create and propose within the central business district a plan of development for public facilities and other improvements to public and private property, including removal, site preparation, renovation, remodeling, reconstruction, or other changes in existing buildings, which may be necessary or appropriate to implement the plan of development. Public facilities include streets, parks, plazas, parking facilities, playgrounds, ped

malls, rights of way, structures, utility lines or pipes, and buildings designated for use by the public.

ECONOMIC INCENTIVES

Tax incentives, such as tax increment financing, property tax abatement, property tax credits and property tax freezes can be utilized to encourage private participation in preservation. In considering appropriate incentives, the city should conduct a cost/benefit analysis to measure the anticipated loss of tax revenue against potential economic gains to the community from preservation activities.

ECOSYSTEM

A group of living organisms that live in and interact with each other in a specific environment.

EQUITY

A situation where all groups have access to the resources and opportunities necessary to improve the quality of their lives. Differences in life outcomes cannot be predicted based on race, class, or other dimensions of identity. Source: Interaction Institute for Social Change

FESTIVAL STREET

A street or public place that can be temporarily closed to vehicle traffic for special events.

FLOOR AREA RATIO

The floor area of a main building or buildings on a lot, divided by the lot area.

GUIDING PRINCIPLES

Guiding Principles are derived from an extensive community input process and reflect a consensus approach on important measures that the community has identified and should be address in the Plan. Guiding Principles are topical and are intended to help organize the Plan going forward.

GOALS

Goals are general statements of desired outcomes for the community. Typically, Goals are aspirational, visionary, concise statements that support each Plan Element.

GREEN ALLEYS

Green alleys or 'activated alleys' are public rights-of-way that are designed to activate the public space for more than traditional uses (for vehicular use and garbage disposal) and involve a combination of environmental, economic, and social purposes.

GUIDING PRINCIPALS

Guiding principles are any principles or precepts that guide an organization throughout its life in all circumstances, irrespective of changes in its goals, strategies, type of work or the top management. Pertaining specifically to Dripping Springs Guiding Principles are overarching themes that were defined by the community as part of the Comprehensive Plan process. The Plan's Guiding Principles support the community's future vision statement and highlight important priorities that the community has identified throughout the plan process.

HERITAGE TOURISM

This program provides technical assistance to states and communities for strategic planning, preservation, development, and marketing.

HISTORIC DISTRICT

The areas of the City designated to protect neighborhoods while accommodating a mixed of uses centered around historic resources. Historic Districts are expected to accommodate a degree of future growth and may include a mixture of employment, housing, and cultural opportunities.

HISTORIC PRESERVATION

Historic preservation is the identification, management, and protection of tangible elements from the past for future generations. It is the history that we can see and experience. As we move into the future with the emergence of new technologies, historic preservation provides an anchor to our past. Historic preservation encourages the protection of historic and archaeological resources that are associated with important past events, themes, and people; that are representative of periods and types of architecture; possess high artistic value; or that are likely to yield valuable information about the past. Historic preservation helps us to know who we are by teaching us about where we came from.

HISTORICALLY UNDERUTILIZED BUSINESS (HUB)

A HUB is a corporation, sole proprietorship, partnership or a joint venture formed for the purpose of making a profit in which at least 51 percent ownership of the business is by a woman, minority and/or service-disabled veteran. The primary goal of a HUB is to promote full and equal business opportunities for

participating members to remedy disparity in state procurement and contracting process.

INCLUSION (INCLUSIVITY)

Inclusion is involvement and empowerment, where the inherent worth and dignity of all people are recognized. An inclusive community promotes and sustains a sense of belonging; it values and practices respect for the talents, beliefs, backgrounds, and ways of living of its members. Source: Diversity and Inclusion Office, Ferris State University

INCOME-BASED HOUSING

Income-based housing is housing that is made available to households with incomes below a certain threshold and priced to cost no higher than 30% of the household's gross income.

INTERGOVERNMENTAL AGREEMENTS (IGA)

An intergovernmental agreement (IGA) is any agreement that involves or is made between two or more governments in cooperation to solve problems of mutual concern. Intergovernmental agreements can be made between or among a broad range of governmental or quasi-governmental entities.

Governments use IGAs for cooperative planning, development review, resource sharing, joint planning commissions, building inspection services, and other arrangements with other entities.

INTERNATIONAL GREEN CONSTRUCTION CODE

The International Green Construction Code (IGCC) regulates construction of new and existing commercial buildings. The IGCC was established to aid in the construction of sustainable buildings in the business and residential sectors. The goal of the IGCC is to decrease energy usage and carbon footprints along with several other issues.

The code addresses site development and land use, including the preservation of natural and material resources as part of the process.

Enforcement of the code will improve indoor air quality and support the use of energy-efficient appliances, renewable energy systems, water resource conservation, rainwater collection and distribution systems, and the recovery of used water, also known as greywater.

The IGCC emphasizes building performance, including features such as a requirement for building system performance verification along with building owner education, to ensure the

best energy-efficient practices are being carried out.

A key feature of the new code is a section devoted to “jurisdictional electives”, which will allow customization of the code beyond its baseline provisions to address local priorities and conditions.

LOW IMPACT DESIGN (LID)

Low Impact Design (LID) refers to managing stormwater runoff from parking areas using sustainable infrastructure techniques. As opposed to conventional stormwater drainage systems that employ extensive concrete, pipes, and other infrastructure improvements to quickly move water away from the site, LID techniques focus on filtering, infiltrating, and storing water on-site, eventually leading to the natural evaporation of water collected on-site. LID reduces infrastructure costs and helps to improve the water quality for stormwater runoff collected as part of development.

LOW IMPACT DEVELOPMENT

Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration, or use of stormwater to protect water quality and associated aquatic habitat; an

approach to land development that works with nature to manage stormwater as close to its source as possible.

MAKER SPACE

A place where people can engage in hands-on, collaborative creation of crafts or innovative designs with low- or high-tech tools and supplies.

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

A document issued by the Federal Highway Administration of the United States Department of Transportation to specify the standards by which traffic signs, road surface markings, and signals are designed, installed, and used.

MID-CENTURY ARCHITECTURE

Midcentury-modern architecture is a style created by architects in the middle decades of the 20th century. Influenced by the optimism of the post-World War II boom and by the exploration of a range of materials, including steel, concrete, and newly available insulated glass, the mainstays of midcentury-modern architecture remain appealing to this day.

MISSING MIDDLE HOUSING

A range of multi-family or clustered housing types that are compatible in scale with single-family or transitional neighborhoods.

MIXED-USE DEVELOPMENT

Urban development that combines different types of uses – residential, commercial, retail, office, cultural, institutional, or entertainment – in a building or complex of buildings.

MICRO MOBILITY

Micro mobility refers to a range of small, lightweight vehicles operating at speeds typically below 25 km/h (15 mph) and driven by users personally (unlike rickshaws). Micro mobility devices include bicycles, e-bikes, electric scooters, electric skateboards, shared bicycles, and electric pedal assisted bicycles.

MULTI-MODAL

When describing a street or transportation network, multi-modal means it provides options for people to get around on foot, on bicycles, in transit, or in motorized vehicles.

NATIONAL TRUST FOR HISTORIC PRESERVATION

The National Trust for Historic Preservation is a nonprofit organization chartered by Congress in 1949. The National Trust provides a variety of preservation resources including financial assistance and training.

NATURAL ENVIRONMENT

The non-human-made surroundings and conditions in which all living and non-living things exist, in contrast with the built environment.

NATURAL SYSTEMS

A natural system is one that exists in nature, independent of any human involvement. The natural system consists of all the physical and biological materials and their intertwined processes. The study of the complex interactions of human societies and natural systems has become increasingly important in the 21st century. Formerly, the two disciplines of sociology (the study of human society) and ecology were formally separated but the relationships between human activity and the natural environment are crucial to solving environmental issues.

NET ZERO

Net Zero means consuming only as much energy as is produced, achieving a sustainable balance between water availability and demand, and eliminating solid waste sent to landfills.

NEO-TRADITIONAL NEIGHBORHOOD DESIGN

Neo-Traditional Neighborhood Design, also referred to as “New Urbanism”, or “Traditional Neighborhood Design” (TND), is a town planning principle that has gained acknowledgement as being a potential solution to a variety of challenges in suburban communities. They are more compact communities designed to encourage bicycling and walking for short trips by providing destinations close to home and work, and by providing sidewalks and a pleasant environment for walking and biking. These neighborhoods are reminiscent of 18th and 19th century American and European towns, along with modern considerations for the automobile.

OPEN SPACE

Open space areas in the city are intended:

- To preserve or restore natural areas, including the plants and animals that live there.
- To protect water resources and wildlife habitats.
- To provide a place for light recreational use such as walking,

photography, or nature studies

- To retain land for agricultural use.
- To safeguard the land for its contribution to our quality of life and the value of our homes.
- To shape the development of the city while limiting urban noise and congestion.

Open space areas may be officially designated and owned by the city, jointly owned between the city and other jurisdictions, or may be owned by an outside agency or jurisdiction.

PASEO

A pedestrian only right-of-way, whether a narrow path, public staircase, or downtown alley that connects two streets. Paseos are pedestrian scale in design and emphasize walking, dining, and recreational activities.

PEDESTRIAN FIRST DESIGN

This is a strategy that focuses on people rather than motor vehicles. Pedestrian First streets allow streets to become safer for people to walk, bike, run, play etc. It also blurs the line between roads and sidewalks, giving people more room to wander and explore the culture and vibrancy of a downtown setting.

PERVIOUS

Pervious surfaces provide a surface suitable for pedestrian and/or vehicular traffic, while allowing rainwater to infiltrate through the surface and into underlying layers. The water can be temporarily stored before infiltration to the ground, reused, or discharged to a watercourse or other drainage system. Surfaces with an aggregate sub-base can provide good water quality treatment.

PLACEMAKING

Placemaking is a multi-faceted approach to the planning, design, and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being. Placemaking is both a process and a philosophy that makes use of urban design principles. It can involve either official and government led, or community driven grass roots tactical urbanism, such as extending sidewalks with chalk, paint, and planters, or open streets events. Good placemaking makes use of underutilized space to enhance the urban experience at the pedestrian scale.

PLAN ELEMENT

A Plan Element is a term that refers to a part of the planning

process. They support the Guiding Principles and help organize goals.

POLICIES

Policies are specific directives and inform each Plan Element Goal statement. Policies are "operational" items that a community will undertake to meet the Plans intentions and Goals.

PUBLIC REALM

Space that the public has access to, including streets, sidewalks, parks, and civic plazas.

RESILIENCE

Planning for resilience empowers diverse stakeholders to evaluate plans, set strategic policies, and implement projects that will enable communities to adapt and thrive when faced with challenges. Natural and human-caused hazards constitute some of the acute "shocks" to which a community can be vulnerable. Other disruptive threats include longer-term societal "stresses," such as unemployment, poor access or barriers to education, crime, or homelessness. Resiliency planning can include updating land use codes, zoning, development standards, incentive programs, and other plans or policies to better prepare for likely

shocks and stresses while also developing measures that allow for action in the face of uncertainty or unexpected events.

RIGHT-OF-WAY

Land that is controlled by the city and reserved for public use such as for streets and sidewalks.

SHARED PARKING

Parking spaces that are shared by more than one user, typically under a shared parking management strategy with the goal of creating greater efficiency. For example, a parking garage can be used by office workers during the day and by residents in the evening.

SHARROW

A road marking in the form of two inverted V-shapes above a bicycle, indicating which part of a road should be used by cyclists when the roadway is shared with motor vehicles.

SMART CITIES

A “smart city” is a technologically modern community that uses different types of electronic methods, voice activation methods and sensors to collect data. Information gained from that data are used to manage assets, resources, and services efficiently; in return, that data is used to improve the operations across the city. This includes data collected from citizens, devices, buildings, and assets that is then processed and analyzed to monitor and manage traffic and transportation systems, power plants, utilities, water supply networks, waste, crime detection, information systems, schools, libraries, hospitals, and other community services.

SMART CITY SYSTEM

Uses information and communication technology (ICT) to improve operational efficiency, share information with the public and provide a better quality of government service and citizen welfare.

SOCIAL VULNERABILITY INDEX

Social vulnerability refers to the potential negative effects on communities caused by external stresses on human health. Such stresses include natural or human-caused disasters, or disease outbreaks. Reducing social vulnerability can decrease both

human suffering and economic loss. The Social Vulnerability Index, developed by the Centers for Disease Control and the Agency for Toxic Substances and Disease Registry, uses 15 U.S. Census variables to help local officials identify communities that may need support before, during, or after disasters.

STABILIZATION VOUCHER

A type of housing voucher, that can be awarded to long-time residents of low-income communities to help them stay when gentrification poses a risk. It retains low-income residents to help stabilize communities by avoiding displacement. Additionally, stabilization vouchers can assist households experiencing or at the risk of homelessness, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, and human trafficking.

STRATEGIES (ACTIONS)

Strategies are incremental, results-oriented statements that advance a particular Policy. Strategies are actionable and measurable statements that define specific Plan actions. A strategy includes clear direction on intent, timeline, and responsible entities for each initiative. Strategies are also prioritized based on a community's ability to implement the action item. The ability

to implement an action item may involve staff resources, funding, community support and other factors.

STREETSCAPE

A term "that refers to or is used to describe the natural and built fabric of the street and is defined as the design quality of the street and its visual effect." The concept recognizes that a street is a public place where people can engage in various activities. Streetscapes and their visual experience largely influence public places where people interact, and it ultimately helps define a community's aesthetic quality, economic activity, health, and sustainability.

STORMWATER MANAGEMENT

The effort to reduce and/or improve the quality of runoff of rainwater into streets and watersheds.

SUSTAINABILITY

According to a 1987 United Nations report, sustainability is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

SUSTAINABLE DEVELOPMENT

Sustainable development refers to future development that is designed to efficiently conserve resources. The long-term objective is to consider strategies for land uses and infrastructure that meets the needs of the present without compromising the ability of future generations to meet their own needs.

SUBAREA PLAN

A Subarea Plan (or Overlay Plan) is a term used to describe a high priority area that requires special attention or further study beyond the Vision Plan. These areas are prioritized, where the city allocates funding to study the area to define more specific recommendations.

TAX INCREMENT FINANCING

Tax Increment Financing is a tool to publicly finance needed structural improvements and enhanced infrastructure within a defined area. The costs of the improvements are repaid by earmarking a portion of future tax revenues that will accrue when the improvements help to boost area property values.

TAX INCREMENT REINVESTMENT ZONE (TIRZ)

Tax increment financing (TIF) is a financing method local

governments can use to pay for improvements that will draw private investment to an area. Tax increment financing isn't a new tax; instead, it redirects some of the ad valorem tax from property in a geographic area designated as a Tax Increment Reinvestment Zone (TIRZ) to pay for improvements in the zone. When a municipality or county creates a TIRZ, it records the total taxable value of all real property within the zone. It's like a snapshot in time of what the property values are at that specific moment. That snapshot is the zone's base value. Each year, property taxes collected in the zone on base value continue to go into the municipalities or county's general fund, as most property taxes do. As property in the TIRZ develops and becomes more valuable, a portion of the taxes collected on property above the base value is deposited into a tax increment fund. Revenue deposited in the tax increment fund can be only used to financing projects within the zone, including infrastructure, facade programs, landscaping, streetscaping or practically any type of public enhancement. Tax Increment Reinvestment Zones generally last 20 to 25 years, but some last longer. The return on the investment in infrastructure isn't going to come overnight or even in one or two years. When a local government makes the commitment to create a TIRZ, it's a long one. A TIF project jumpstarts development to get things moving a bit faster and, ultimately, to generate new tax revenue.

The benefits of a TIRZ include:

- building needed public infrastructure in areas lacking sufficient

improvement to draw businesses;

- boosting development, which grows property values and long-term property tax collections; and
- lessening the cost of private development by providing reimbursement for qualified public improvements.

TAX ABATEMENT

Tax abatement is where a city may enter into an agreement to waive and/or postpone property taxes.

TAX CREDIT

A Tax Credit is a reduction from the tax bill and is usually a percentage of the money spent on rehabilitation of a property or structure.

TAX FREEZE

A Property Tax Freeze program locks in property values at the pre-rehabilitation value for a certain period.

TRAFFIC CALMING

The use of design features to improve safety for motorists,

pedestrians, and cyclists. This can include for example speed humps, curb extensions, or narrowing traffic lanes.

TRANSPORTATION DEMAND MANAGEMENT

The application of strategies to reduce travel demand and/or redistribute demand to allow for more efficient use of transportation infrastructure, such as programs to encourage carpooling and transit usage.

UNIVERSAL DESIGN

The design of buildings, products or environments to make them useable and accessible to all people, regardless of age, disability, mobility challenges, or other factors.

VISION

A community vision is based on community values and aspirations and conveys and reinforces a shared long-term view of where a community wants to be in the future. The Vision serves as the basis for developing important guiding principles and subsequent goals, policies, and strategies.

VISION ZERO

Vision Zero is a multi-national road traffic safety project that

to achieve a highway system with no fatalities or serious injuries involving road traffic.

WALK SCORE

A Walk Score is a number between 0 and 100 that shows just how walkable an apartment, home, or neighborhood is in relation to area amenities. The scores break down in the following way:

0-24 – Car-Dependent

25-49 – Mostly Car-Dependent

50-69 – Moderately Walkable

70-89 – Mostly Walkable

90-100 – No Car Necessary

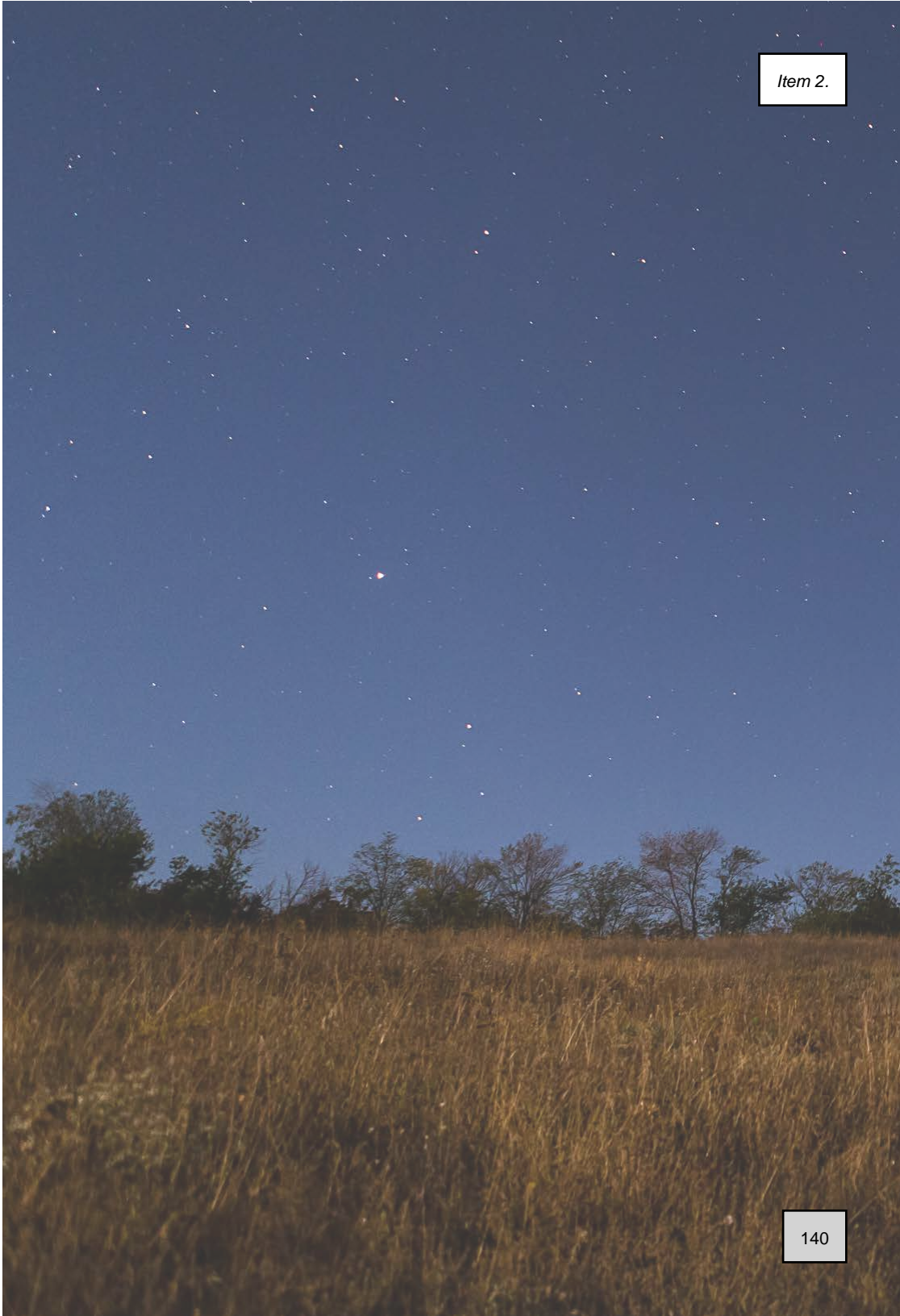
WORD CLOUD


A word cloud (also known as a tag cloud or text cloud) is a collection or cluster of words depicted in different sizes. The bigger and bolder the word appears, the more often it is selected/ voted for by an audience member.

WORKFORCE HOUSING

Housing that is affordable to people with incomes near the median for the region and located in or near employment centers.

Item 2.





APPENDIX. B
Economic Analysis

ECONOMIC ANALYSIS

BACKGROUND

The housing character within Dripping Springs takes advantage of the natural surroundings by incorporating hill country views, proximity to creeks, and treescapes to neighborhoods and home sites. Single family housing units have traditionally been quite rural on large lots or significant acreage. Though as the population has risen, more master planned residential developments have been developed to accommodate the growing population. Various housing types have been developed or introduced throughout the city, including duplexes, triplexes, and multifamily. Currently the City of Dripping Springs is known for its high price luxury homes on mid- to large-sized lots. One issue that has arisen is the decreasing affordability for a large segment of the population. The housing within Dripping Springs is not affordable to many including those employed by Dripping Springs ISD, the City of Dripping Springs, retail and restaurants within Dripping Springs.

NATIONAL MARKET

The US Department of Housing & Urban Development (HUD) reported in their July 2022 Housing Market Update that the last 12 months have seen existing home sales decline by 14.3% from July of 2021. Inventory of new and existing homes for sale has risen, with new homes up from 8.4 months in May 2022 to 9.3 months in July 2022. The inventory of existing homes has seen an increase to 3.0 months in July 2022, up from 2.6 months in May 2022. Lastly, the average inventory of homes for sale is 6 months. Based on research by HUD, the overall national housing market is slowing which could offer a more affordable market. With housing inventory rising and home sales decreasing there is the possibility that the power in the housing market will shift in favor of homebuyers and away from home sellers.

Another observable trend in terms of residential development is the fall in homeownership rates. Since 2006, there has been a growing share of households that are characterized as renter-occupied although there has recently been a brief increase in ownership rate observed in 2020. The trend of declining home ownership has been especially pronounced among younger families (head of household at ages 35 to 44). The rate of homeownership has declined by over 9% for families ages 35 - 44 years of age during the period of Q4 2007 to Q4 2020, compared to an overall decline of 2.9% for all households in the United States.

Change In National Homeownership Rate
2000 to Q4 2007 Q4 2007 to Q4
2020

All Ages	1%	-2.9%
Ages < 35	1.2%	-6.1%
Ages 35 - 44	-0.1%	-9.2%
Ages 45 - 54	-1.2%	-7.1%
Ages 55 - 64	-0.5%	-5.5%
Ages > 65	0.2%	-0.1%

There are a variety of factors that influence the decision-making process when it comes to ownership or rentership including price (loan amount), location, access to jobs, neighborhood design, family transition (e.g. empty nesters), and other factors. Demographic factors such as age, household composition, income, and current housing situation impact the decision to buy or rent a home. The major factors impacting younger buyers' decisions include mortgage accessibility, student loan debt, and the potential delayed onset of marriage and children. For younger households, student loans present one of the biggest impediments to homeownership, potentially disqualifying this generation from mortgage loans because of low credit scores and high debt ratios.

Homeownership rates have generally declined since 2000 for all age groups, but the 35 to 44 year old group has experienced the largest decline. At the peak of ownership, 70% of this age group identified as homeowners in 2005, and that proportion has fallen to 61% in 2020. While the homeownership rate of all households remains stable around 61% it is interesting to note that the two age groups with less than national average ownership rates are the under 35 years old group, and the 35 to 44 year old group. As well, there is an observable trend in propensity for ownership and age, the 65 years or older group has the highest ownership rate, followed by the 55 to 64 years old group, and the 45 to 54 year old group, all of which are above the national average.

With increasing land and material costs, housing supply shortages, and increased construction costs, development continues to create pressure on housing prices. However, an anticipated slowing of home sales and appreciation within certain price segments looms on the horizon. An increase in interest rates and/or tightening of credit could soften housing prices and increase supply. However, the low interest rates experienced over the last few years have enabled buyers to afford higher-cost housing. A major economic shift would likely result in an increase of existing inventory and slowing of price appreciation, which would primarily impact the entry-level and middle-market product.

Homebuyers in the United States are currently facing difficult housing market factors and conditions including rising construction costs, rising land costs, rising regulatory costs, low inventory, and rising mortgage rates. Rising home prices also cause buyers to spend more on property taxes and property insurance. In the first week of September 2022, 30Y fixed rates reached 5.66%, the highest point since July of 2009 and a sharp rise from the lowest recorded rates of 2.65% in January of 2021. With a loaned amount of \$400,000 (\$500,000 home with 20% down payment), the monthly payment at 2.65% is \$1,612 and at 5.66% is \$2,311. Ultimately, lower mortgage rates increase buyers' purchasing power as they spend less of their mortgage payment on interest, however, mortgage costs are increasingly exceeding national Fannie and Freddie maximums of 36% debt-to-income ratio of manually underwritten loans (or 45% with qualifying credit score and financial reserves). Future pressure will continue to create housing instability and decreased affordability.



In 2020 the US Census Bureau and the US Department of Housing & Urban Development Office of Policy Development and Research conducted a survey of new homes constructed in the United States. Their research showed that the average home sold had a median size of 2,333 sf, a median lot size of 7,905 sf, and a median sales price of \$391,300. Of those homes sold, 52% had four or more bedrooms, 37% had three bedrooms, 93% had a two or more car garage. Since the US Census Bureau and the US Department of Housing & Urban Development began tracking this data, median home sizes have increased from the smallest size of 1,530 sf in 1982 to hovering around 2,300 to 2,500 sf since 2010. Median lot sizes have been decreasing, reaching their peak of 10,000 sf in 1990, with 2019 and 2020 the first years showing median lot sizes under 8,000 sf. Many of these decreases in lot sizes for master planned developments are due to buyers favoring more amenitized developments and being willing to purchase smaller lots to be able to have those amenities.



AUSTIN & TEXAS MARKET

The Texas A&M Real Estate Center reported the Austin-Round Rock Metropolitan Statistical Area (MSA) has reported overall housing unit sales have decreased 28.3% from July 2021 while inventory for housing units has risen steadily since April of 2022. Housing cost has continued to increase within the Austin Round-Rock MSA as the median sales price rose from \$477,000 in July 2021 to \$515,000 in July 2022. Lastly, homes increased in how much time they spent on the market, from 53 to 74 days. Overall the regional housing market is trending toward a buyer's market as inventory grows and the volume of sales decreases. The Texas A&M Real Estate Center reported that in July of 2022 the Austin-Round Rock MSA had 2.7 months of housing inventory. A balanced market is said to be one that has an average of 6 months of housing inventory. In this month the Austin-Round Rock MSA had a total of 2,849 sales with an average sale price of \$645k and a median sale price of \$515k.

DRIPPING SPRINGS MARKET

As of 2021, the City of Dripping Springs had 1,983 housing units and the Dripping Springs ETJ (which includes the city) had 10,565 housing units. The significant difference is attributed to the large ETJ boundary that Dripping Springs has established. Most homes in Dripping Springs (66.52%) have been built in the 1990s or later, with 20.90% of the total housing stock having been built in 2014 or later. Compared to Austin-Round Rock MSA data, Dripping Springs and its ETJ have much newer housing stock with a higher percentage of homes being built in the 2000s due to the recent growth seen in the Dripping Springs area.

The median home value in Dripping Springs at \$418,343 was significantly above the state median home value at \$224,879 (1.86x). If residents don't have comparable incomes to match the elevated home values, a reduction in disposable income can occur due to relatively higher housing costs. The average household size within Dripping Spring is 2.71, slightly lower than the ETJ's at 2.86.

The City of Dripping Springs' housing stock is mostly owner-occupied at 85.7%, significantly higher than rates of Texas at 63.4% and the Austin-Round Rock MSA at 59.5%. It is projected that the Austin-Round Rock MSA will increase to 60.5% owner occupied in 2027 and 87.6% owner occupied in Dripping Springs. Therefore the regional and local housing market is trending towards owner occupied housing units. Vacancy among housing units is low at 3.4% and is predicted to stay at that rate through 2026.

HOUSING CHARACTER IN DRIPPING SPRINGS

Single family detached units make up the majority of the housing stock within Dripping Springs, taking up 66.4% while single family attached units make up an additional 3.4%. The housing character within Dripping Springs embodies the Germanic architecture of the hill country, focusing on stone exteriors and exposed wood rafters and pillars. Residential development can be found all throughout the city with historic homes in close proximity to downtown and larger master planned communities on the outskirts of the city limits. Below are examples of housing character in the Dripping Springs area.

SUBURBAN RESIDENTIAL



Source: Zillow

GARDEN HOME



Source: Zillow

ESTATE RESIDENTIAL



Source: Zillow

MOBILE HOME



Source: Zillow

RURAL RESIDENTIAL



Source: Zillow

The table below shows the current (2022) and projected (2027) values of owner-occupied housing units within Dripping Springs. The majority of the owner-occupied housing stock in Dripping Springs (68.1%) is valued between \$300K to \$750K with the largest segment being the \$500K to \$750K range at 26.0%.

Owner-Occupied Housing Units by Value	2022	2027
Less than \$100k	2.9%	0.1%
\$100k to \$200k	1.3%	0.2%
\$200k to \$300k	10.1%	6.5%
\$300k to \$400k	22.0%	21.5%
\$400k to \$500k	22.1%	29.7%
\$500k to \$750k	26.0%	30.4%
\$750k to \$1M	12.8%	9.7%
\$1M to \$1.5M	2.5%	1.8%
\$1.5M to \$2M	0.2%	0.2%
\$2M or greater	0.1%	0.1%

Hays County Appraisal District parcel data was analyzed to group housing types into buckets of similar character and the associated market values recorded by Hays CAD. The numbers displayed in each table is the ratio of that home character and value to the total housing units within the Dripping Springs city limits. The character types are described as below:

- Suburban Residential - traditional suburban or tract home development with lots generally ranging from 5,000 SF to 1 acre.
- Garden Homes - homes built on small lots with minimal setbacks

- Estate residential - homes in neighborhoods with lots 5 acres or larger
- Rural residential - homes built outside of a traditional suburban neighborhood development
- Mobile homes - manufactured housing within or outside of a neighborhood development

Type	Home Value									
	< \$100k	\$100k- \$200k	\$200k- \$300k	\$300k- \$400k	\$400k- \$500k	\$500k- \$600k	\$600k- \$800k	\$800k- \$1M	\$1M- \$1.5M	> \$1.5M
Suburban Residential	1.1%	5.2%	8.6%	23.2%	22.8%	13.5%	8.9%	1.6%	0.3%	0.1%
Garden Homes			1.8%	2.4%	1.0%	0.1%				
Estate Residential				0.1%	0.1%		0.4%	0.1%	0.9%	0.4%
Rural Residential		0.4%	0.1%	0.3%	0.4%	0.1%	0.3%			
Mobile Homes	4.1%	0.7%	0.1%	0.2%	0.1%	0.1%	0.1%			

some apartments are under construction. Would change absorption of demand from 0

Multifamily units within Dripping Springs make up 8.6% of the total housing units, ranging from 5 or more units in structure. Multifamily developments can be found off of Creek Rd, RR 12, and U.S. Route 290.

There are currently 412 existing multifamily units across 5 properties within the City of Dripping Springs, with a healthy vacancy rate of 1.7%. Current market rent of multifamily products is high at \$1,673 per unit (\$1.76 PSF) compared to \$1,659 per unit in the Austin-Round Rock MSA, up 5.5% from the prior period. The rise in market rent is most likely associated with rising inflation and high demand for housing. Lastly, The Local multifamily development will deliver an additional 172 rental units upon completion, absorbing additional demand for multifamily units. Below is a list of multifamily projects within the Dripping Springs city limits.

The Ridge at Headwaters

- Built in 2019
- 168 units
- Vacancy - 0%
- Asking rent - \$1,786/unit (\$2.03 PSF)

Western Springs Apartments

- Built in 2020
- 72 units

- Vacancy - 2.8%
- Asking rent - \$1,598/unit (\$1.49 PSF)

Merritt Hill Country Senior Living

- Built in 2018
- 80 units
- Vacancy - 0.1%
- Asking rent - \$1,832/unit (\$2.02 PSF)

The Springs Apartments

- Built in 2000
- 76 units
- Vacancy - 5.3%
- Asking rent - \$1,353/unit (\$1.39 PSF)

Chestnut Ridge Townhomes

- 16 units
- Built in 1998
- Vacancy 4.8%
- Asking rent - \$1,552/unit (\$1.19 PSF)

DUPLEX



Source: Zillow

MULTIFAMILY



Source: Zillow

MULTIFAMILY (THE RIDGE AT HEADWATERS)



Source: The Ridge at Headwaters

DRIPPING SPRINGS SALES (MLS)

To better understand the Dripping Springs housing market, Catalyst Commercial looked through Austin Board of Realtors Multiple Listing Service data going back to the 1990s. Of 143 single family housing sales closed in 2021 within the Dripping Springs city limits on properties less than two acres and having a single family home larger than 1,000 square feet, the average sale price was \$609,832 (\$248 PSF) and the median sale price was \$585,000 (\$244 PSF). Overall, the ETJ (including the sales within the city) saw higher closing prices on its 325 sales within the same time period at an average sale price of \$750,927 (\$273 PSF) and median sale price of \$669,999 (\$259 PSF). 45% (65 of 143) of the sales within Dripping Springs and 62% (202 of 325 sales) of the sales within the ETJ were closed at a price of \$600k or more. As prices for homes within Dripping Springs and the Dripping Springs ETJ increase, affordability decreases. Using a current (September 2022) 30 year mortgage rate and an assumption of 30% of gross income spent on a mortgage, a home costing \$600,000 with a 20% down payment (mortgage of \$480K) would require a household income of at least \$120,000.

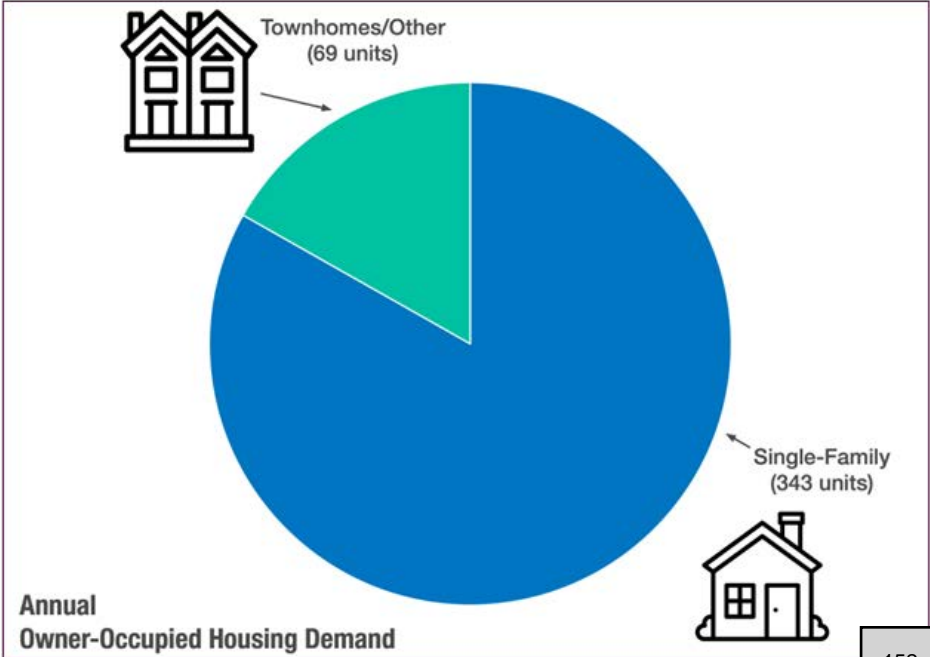
As migration of population towards the Austin-Round Rock MSA continues, the demand for properties in Dripping Springs and the surrounding area will continue to remain strong. In 2021, over 25% of the homes sold within Dripping Springs closed at \$750,000 or more. The average home sold within the city in 2021 had 3.5 bedrooms, was 2,445 square feet, and was on a lot of

21,747 square feet (0.5 acres). The average home sold within the ETJ in 2021 had 3.7 bedrooms, was 2,755 square feet, and was on a lot of 61,702 square feet (1.42 acres).

OWNER-OCCUPIED RESIDENTIAL DEMAND

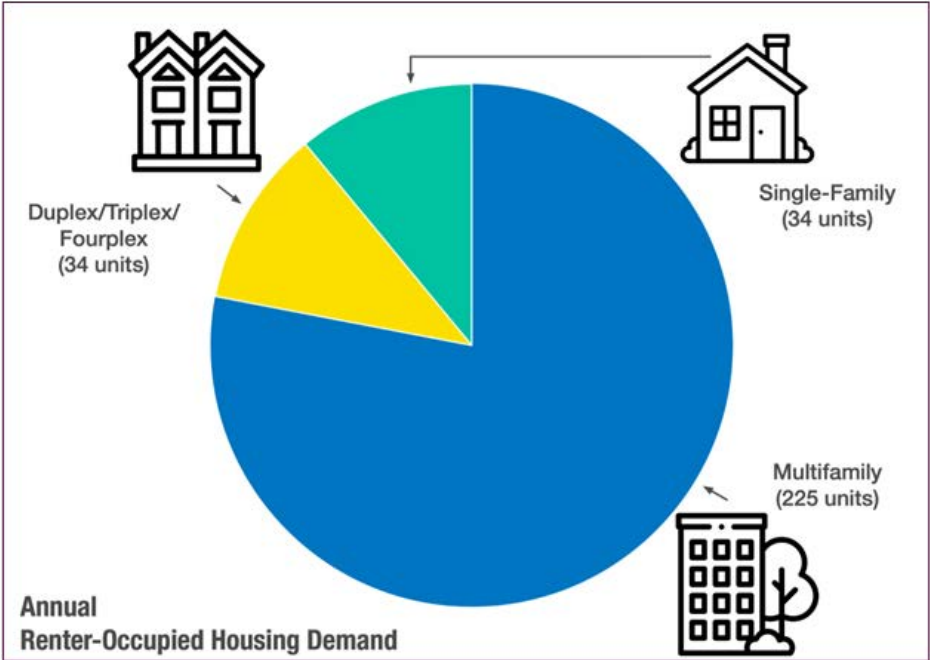
In an effort to understand the capacity of the single family residential market, an analysis was performed using historical data and projected growth rates within Hays County. It is estimated that Dripping Springs could capture up to 343 new owner-occupied, single family detached units annually. Just over half of the demand (59%) is for units at a price point above \$250k, a total of 204 units annually. There is additional demand (not shown in the table to chart below) for an additional 70 owner-occupied units annually in the form of duplex/triplex/fourplex, townhomes, rowhomes, or condos. This represents just over 16% of the owner-occupied demand within Dripping Springs. These annual demand numbers do not represent what the City of Dripping Springs must absorb but represent the annual amount that Dripping Springs could absorb if development of all types and price points were targeted.

Traditional Single-Family Detached Annual Demand					343 units Total
	Ages 25-34	Ages 35-54	Ages 55-64	Ages 65+	
Homes < \$200k	21	29	9	42	101
Homes \$200k - \$250k	9	16	4	9	38
Homes \$250k - \$350k	15	43	11	15	84
Homes \$350k - \$450k	10	35	9	11	65
Homes \$450k+	5	29	10	11	55
Alternative Owner-Occupied Product Annual Demand					70 units



RENTER-OCCUPIED RESIDENTIAL DEMAND

In addition to single family demand, an analysis on the region was also performed to understand the renter-occupied residential market. It is estimated that Dripping Springs could capture and absorb 225 units annually of renter-occupied housing in the form of multifamily residential. There is additional capacity for 68 units of renter-occupied housing in other formats such as duplex/triplex/fourplex or single family build to rent. A majority 50% (114 units) of the multifamily demand is for units commanding rents of \$2,000+ per unit. Demand for units with rents of \$1,000 up to \$1,999 per unit is at 37%, or 116 units annually. Just like owner-occupied demand, these annual demand numbers do not represent what the City of Dripping Springs must absorb but represent the annual amount that Dripping Springs could absorb if development of all types and price points were targeted.



Annual Multifamily Demand					225 units
	Ages 25-34	Ages 35-54	Ages 55-64	Ages 65+	Total
Rental Rate <\$1,000	7	7	1	13	28
Rental Rate \$1,000 - \$1,500	14	16	4	16	50
Rental Rate \$1,500 - \$2,000	8	12	3	10	33
Rental Rate \$2,000+	20	54	13	27	114
Alternative Renter-Occupied Housing Demand					68 units

PROGRAM JUSTIFICATION

The tables below are a summary of the previous sections to show the current demand and opportunities for residential development, while keeping in mind the challenges associated with those types of developments. This program justification is intended to align with Dripping Springs' intended goals and vision.

Category	Owner-Occupied Residential	Renter-Occupied Residential
Demand	343 Units	225 Units
Opportunities	<ul style="list-style-type: none"> • more middle class/affordable housing • more units in the form of duplex, triplex, and quadplex 	<ul style="list-style-type: none"> • more multifamily developments to suit a wide array of residents • proximity to downtown
Challenges	<ul style="list-style-type: none"> • Land and water preservation • High costs of construction • Infrastructure 	<ul style="list-style-type: none"> • land and water preservation • Preservation of Dripping Springs existing character • Infrastructure
Target	<ul style="list-style-type: none"> • more affordable homes without losing the character of Dripping Springs 	<ul style="list-style-type: none"> • boutique multifamily, matching local character, and offering amenities
Market Values	\$585,000 (Median)	\$1,673/unit/month

EXISTING PLANNED DEVELOPMENTS

<i>Name</i>	<i>Area (acres)</i>	<i>Multifamily Homes</i>	<i>Neighborhood Commercial Area (acres)</i>	<i>Single-family Homes</i>
Anarene	1279.2	-	-	1600
Big Sky Ranch	200	-	-	800
Blue Blazes	34.5	-	17.25	30
Cannon - Oryx	80	-	-	920
Cannon Ashton Woods	100.5	-	-	363
Carter Ranch	196	-	-	146
Cynosure / Wildridge	80	-	-	960
Esperanza	107.8	-	-	106
Gateway Village	97.4	-	-	307
Headwaters Commercial	166.8	-	166.8	-
Heritage	83.4	-	10	700
Legacy Trails	58.8	-	-	54
Madelynn Estates	51.8	-	-	113
Merritt Hill Country/Senior Apts	6.8	80	-	-
New Growth	36	288	-	-
Parten Tract	532	-	-	575
PDD 11	8.57	270	-	-
Penn Tract	526	-	-	-
Village Grove	112	311	-	180
Total	3757.57	949	194.05	6854

This chart illustrates all planned development projects in the City and ETJ, as well as the remaining single family and multifamily units to be built as of beginning of 2024.





APPENDIX.C

Community Context

COMMUNITY OUTREACH

PUBLIC ENGAGEMENT

The public engagement process was split into two major parts. The bulk of the efforts in 2022 focused on public surveys, public outreach events, and individual citizen interviews. After public workshops in the fall of 2022 were completed an exhaustive collection of targeted stakeholder meetings was conducted. These meeting lasted into the fall of 2023.

More in depth discussions regarding the public surveys, input and targeted stakeholder meetings can be found in the following chapters, however, a summary of the processes and meetings can be found below and on the follow page.



DATE	EVENT / MEETING
2022/04/23	Founder's Day Public Engagement
2022/04/23	Kickoff Survey
2022/05/10	CPAC / P&Z Joint Meeting
2022/07/14	CPAC Meeting
2022/07/15	Stakeholder Meetings (2)
2022/08/22	Virtual Interviews (4)
2022/08/12	Survey #2
2022/08/29 - 8/30	Virtual Stakeholder Meetings (2)
2022/09/12	Public Meeting
2022/10/17 - 10/18	2-Day Visioning Event
2022/11-17 - 2023/06/07	Targeted Stakeholder Meetings*
2023/06/07	Internal Coordination Meeting
2023/06/20	City Council Update
2023/06/28	EDC Update
2023/09/07	On-Site Land Use Verification
2023/09/27	Internal Workshop
2024/01/19	CPAC Meeting
2024/02/12	Implementation Plan Workshop
2024/02/15	Public Meeting
2024/03/14	CPAC Meeting
2024/09/25	Public Meeting
2024/10/30	City Council and Commissions Worksho

*Targeted Stakeholder Meetings following October Visioning Event:

- Development Agreement and PDD Discussion
- Utility Discussion w/ Public Works Director
- Flood Plain Discussion w/ City Engineer
- Water Utility Meeting w/ West Travis County PUA
- Historic Preservation Meeting
- Dripping Springs Independent School District Meeting
- Transportation Discussion w/ City & County
- Hays County Conservation Development
- March Internal Workshop
- Transportation Discussion w/ HDR
- Dripping Springs Water Supply Corporation Meeting
- Hays County Coordination
- June Coordination Meeting
- Future Land Use Internal Workshop
- Conservation Easement Land Discussion w/ Hill Country Conservancy

SURVEYS

The Kick-Off Survey (#1) launched on Founders Day 2022. It was made up of broad questions about the City to establish the values and priorities of the community – of both long-time and newer residents.

- 422 responses
- Opened April 24, 2022
- Closed May 15, 2022
- 15 Questions

The second Survey focused on gathering local input on more specific topics, such as housing, natural resources, preservation, infrastructure, and transportation.

- 1043 responses
- Opened August 12, 2022
- Closed September 22, 2022
- 26 Questions

The surveys were a critical piece in establishing the Guiding Principles for the Comprehensive Plan. In the surveys the first two questions asked residents in their own word(s) to describe what Dripping Springs meant to them and what was their favorite feature. These questions were fill in the blank. While there were literally 1000s of words/phrases to answer these question, an overwhelming majority of responses (75%+) centered around just a few concepts. It is also important to note that over 80% of respondents to the survey were either City of Dripping Springs or ETJ residents.

HISTORY

The City of Dripping Springs was settled in the early months of 1854 by 3 families seeking to make Texas their home. The settlement was within a region shared by different Native American tribes and dealt with raids up until 1872. The first Post Office was established in 1857 and soon after Dripping Springs became a mainstay for travelers navigating to and from Austin and Fredericksburg. The City of Dripping Springs was incorporated in 1981.

HISTORICAL POPULATION

Dripping Springs grew very slowly from its incorporation until 2010; however from 2010-2020 it experienced explosive growth which has continued to present day. The compounded annual growth rate between 2010-2020 was 10.3%, which is significantly higher compared to other communities. The Austin-Round Rock-Georgetown MSA statistical area reported a 2.9% compounded annual growth rate over the same time period.

Year	1990 Census	2000 Census	2010 Census	2020 Census
Dripping Springs	1,206	1,548	1,788	4,650

POPULATION PROJECTIONS

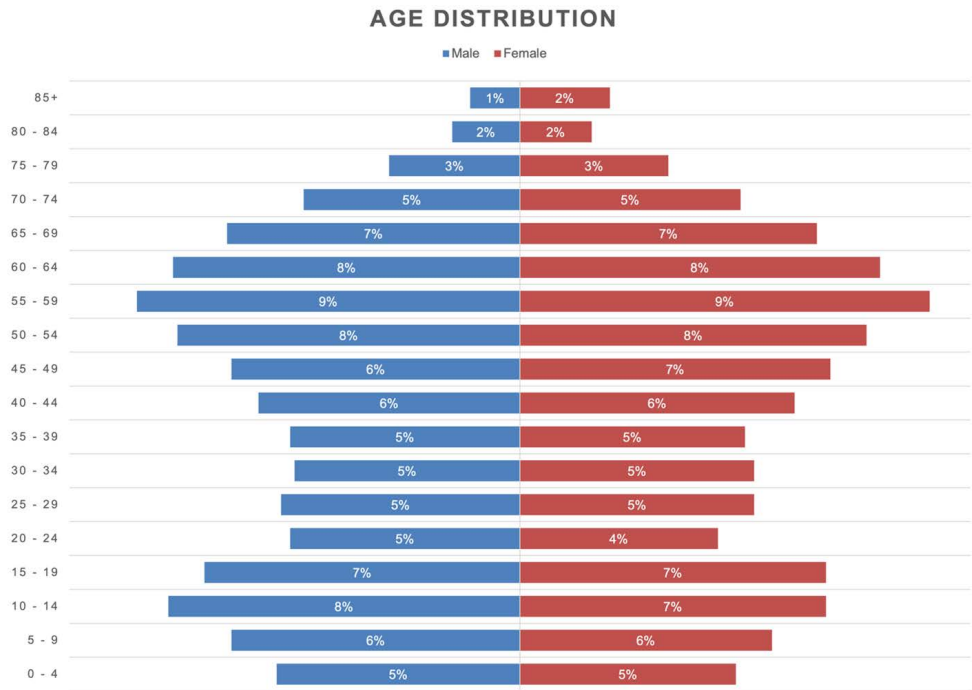
The 2022 population of Dripping Springs, according to ESRI, was 6,602 with an expected population of 7,692 in 2027 establishing a 3.1% annual growth rate. The city of Dripping Springs ETJ recorded a population of 31,986 in 2022 with a compounded annual growth rate of 2.69% over the next 5 years. The table below represents population projections based on five different compounded annual growth rates (2.5%, 3.0%, 3.5%, 4.0%, 4.5%).

Population Projection Averages - Dripping Springs	
Year	Projection
2022	6,602
2025	7,235
2035	10,362
2045	14,737

2.5% CAGR		3% CAGR		3.5 % CAGR		4 % CAGR		4.5% CAGR	
Year	Population	Year	Population	Year	Population	Year	Population	Year	Population
2022	6,602	2022	6,602	2022	6,602	2022	6,602	2022	6,602
2023	6,767	2023	6,800	2023	6,833	2023	6,866	2023	6,899
2024	6,936	2024	7,004	2024	7,072	2024	7,141	2024	7,210
2025	7,110	2025	7,214	2025	7,320	2025	7,426	2025	7,534
2026	7,287	2026	7,431	2026	7,576	2026	7,723	2026	7,873
2027	7,470	2027	7,654	2027	7,841	2027	8,032	2027	8,227
2028	7,656	2028	7,883	2028	8,116	2028	8,354	2028	8,598
2029	7,848	2029	8,120	2029	8,400	2029	8,688	2029	8,984
2030	8,044	2030	8,363	2030	8,694	2030	9,035	2030	9,389
2031	8,245	2031	8,614	2031	8,998	2031	9,397	2031	9,811
2032	8,451	2032	8,873	2032	9,313	2032	9,773	2032	10,253
2033	8,662	2033	9,139	2033	9,639	2033	10,163	2033	10,714
2034	8,879	2034	9,413	2034	9,976	2034	10,570	2034	11,196
2035	9,101	2035	9,695	2035	10,325	2035	10,993	2035	11,700
2036	9,328	2036	9,986	2036	10,687	2036	11,433	2036	12,227
2037	9,562	2037	10,286	2037	11,061	2037	11,890	2037	12,777
2038	9,801	2038	10,594	2038	11,448	2038	12,365	2038	13,352
2039	10,046	2039	10,912	2039	11,848	2039	12,860	2039	13,953
2040	10,297	2040	11,239	2040	12,263	2040	13,374	2040	14,580
2041	10,554	2041	11,577	2041	12,692	2041	13,909	2041	15,236
2042	10,818	2042	11,924	2042	13,137	2042	14,466	2042	15,922
2043	11,089	2043	12,282	2043	13,596	2043	15,044	2043	16,639
2044	11,366	2044	12,650	2044	14,072	2044	15,646	2044	17,387
2045	11,650	2045	13,030	2045	14,565	2045	16,272	2045	18,170
2046	11,941	2046	13,421	2046	15,075	2046	16,923	2046	18,987

AGE DISTRIBUTION

As the City of Austin has grown in the past 15 years, Dripping Springs and its neighbors have attracted a slightly older population compared to Austin. This growth in those age brackets may be attributed to those seeking a slower pace of life, with the benefit of being close to Austin. The median age in 2021 was 43.8, a substantial jump from the median age in 2010 which was 38.9. The graph below shows the largest age group is that those between 55-59. Children, specifically teens, also make up a substantial percentage .



RACE & ETHNICITY

Most of the population in Dripping Springs is White Alone, with small percentages of other races. Ethnically the Hispanic origin is 24%, and Dripping Springs has a diversity index of 56.1.

Population by Race/Ethnicity	
White Alone	83.0%
Black Alone	1.3%
American Indian Alone	0.9%
Asian Alone	1.7%
Pacific Islander Alone	0.2%
Some Other Race Alone	8.8%
Two or More Races	4.1%
Hispanic Origin	24.0%
Diversity Index	56.1

EDUCATIONAL ATTAINMENT

Dripping Springs is a fairly educated community which contributes to its high median income and home prices. The majority of residents aged 25+ (55.7%) have an associate, bachelor’s, or graduate degree. With big industry and numerous universities, the Austin-Round Rock-Georgetown MSA region offers students from Dripping Springs to continue their education while maintaining their residence.

2024 Population 25+ by Educational Attainment			
Level of Education	Dripping Springs	Austin-Round Rock-Georgetown MSA	Texas
Less than 9th Grade	2.7%	4.6%	7.4%
9th - 12th Grade, No Diploma	3.1%	4.5%	7.5%
High School Graduate	16.7%	16.2%	21.0%
GED/Alternative Credential	2.1%	3.0%	4.3%
Some College, No Degree	19.6%	18.9%	21.0%
Associate Degree	4.3%	6.8%	7.6%
Bachelor's Degree	36.9%	29.5%	20.3%
Graduate/ Professional Degree	14.5%	16.5%	10.9%

PSYCHOGRAPHICS OF THE COMMUNITY

Psychographics is a way of categorizing the study of people by their interests, personalities, lifestyle, etc. The study consists of using quantitative and qualitative data to analyze consumers attributes such as health, political beliefs, and technology adoption. This data helps local businesses and the City of Dripping Springs to further understand the market and expand the potential for a thriving community. The following data is provided by Esri Tapestry Segmentation.

Green Acres (49.3%) - The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf.

Savvy Suburbanites (27.9%) - Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

Professional Pride (11.9%) - Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are finetuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.6 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters .

Boomburbs (10.9%) - This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity

HOUSEHOLD AND INCOME

The median household income in Dripping Springs is \$113,842, with a median disposable income of \$91,714, showing a higher capacity for spending and disposable income. The surrounding ETJ including the city limits recorded a median household income of \$135,221, more than double than the State of Texas.

2024 Median Household Income	
Texas	\$63,524
Austin-Round Rock-Georgetown MSA	\$81,998
Dripping Springs ETJ	\$135,221
Dripping Springs	\$113,842

INDUSTRY & OCCUPATION

The industry composition of Dripping Springs is fairly diverse. The majority of the working class is involved in Services (49.5%) which encompass businesses that deliver nontangible goods. Other notable industries within Dripping Springs are Construction (12.4%), Finance/Insurance/Real Estate (F.I.RE.) (9.7%), and Manufacturing (7.7%).

Very few disparities arose when comparing industry data with the Dripping Springs ETJ and the Austin-Round Rock-Georgetown MSA region.

A significant distinction would be that the Austin-Round Rock-Georgetown MSA region recorded 10.3% of the employed population as working in Retail Trade compared to 7.2% in Dripping Springs. The disparity is significant because it highlights that the bulk of retail is centered elsewhere in the region, although residents of Dripping Springs have higher disposable incomes that could support additional retail.

The occupations within Dripping Springs consist mostly of White-Collar occupations, and more than a quarter fall under either Services or Blue Collar occupations. Compared to regional data there are no great disparities to highlight.

2024 Employed Population 16+ by Industry

Total	2,441
Agriculture/Mining	1.4%
Construction	12.4%
Manufacturing	7.7%
Wholesale Trade	1.8%
Retail Trade	7.2%
Transportation/Utilities	2.9%
Information	1.4%
Finance/Insurance/Real Estate	9.7%
Services	49.5%
Public Administration	6.0%

2024 Employed Population 16+ by Occupation

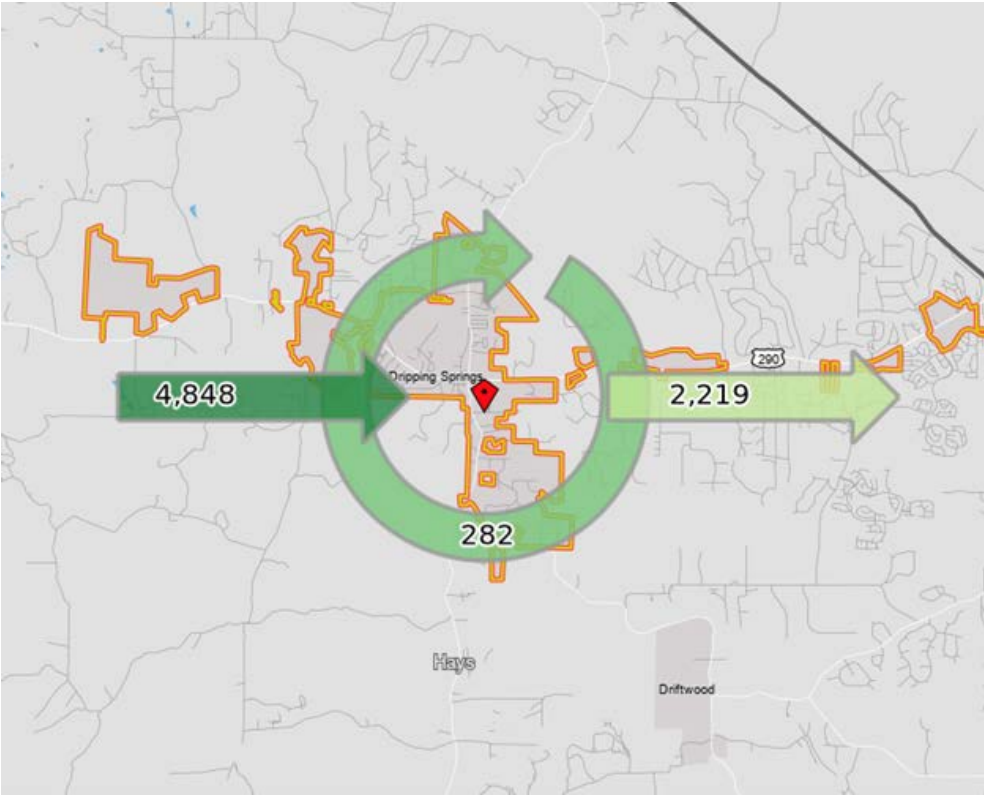
Total	2,439
White Collar	73.0%
Management/Business/Financial	29.6%
Professional	25.6%
Sales	9.0%
Administrative Support	8.8%
Services	12.1%
Blue Collar	14.9%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	7.2%
Installation/Maintenance/Repair	1.4%
Production	2.7%
Transportation/Material Moving	3.6%

TRANSPORTATION

Transportation and mobility are crucial for a city to activate economic growth and improve its quality of life. In recent years Dripping Springs has entered into a new phase of growth, ranging from growth pressure from Austin to the continued discovery of the Dripping Springs area and the attraction to tourists and new residents.

Based on 2020 TxDOT Traffic Counts, an average of 26,465 vehicles pass through Dripping Springs daily on SH290. Furthermore, RR12 sees upwards of 14,400 vehicles per day within Dripping Springs.

Inflow and Outflow data provided by the US Census Bureau records the employed population and compares their home and work locations. The Census Bureau recorded in 2019 that 5,130 people are employed within Dripping Springs. Of those employed, 4,848 (94.5%) people live outside of Dripping Springs and commute into Dripping Springs for work. Conversely, 5.5% of the workforce employed within Dripping Springs also live within Dripping Springs. The Census Bureau recorded 2,219 people that live within Dripping Springs but are employed outside of Dripping Springs.



HOUSING

As of 2021, the City of Dripping Springs had 1,983 housing units, compared to its ETJ (which includes the city) which recorded 10,565 housing units. This significant difference is due to the large ETJ boundary that Dripping Springs has established. Most homes in Dripping Springs (66.52%) were built in the 1990s or later, with 20.90% of the total housing stock built since 2014. Compared to Austin-Round Rock-Georgetown MSA data, a higher percentages of homes were built in the 2000s in Dripping Springs and its ETJ due to the recent growth seen in the Dripping Springs area in the past 20 years.

The median home value in Dripping Springs is \$418,343, which is significantly above the state's median home value of \$224,879. If residents don't have comparable incomes to match elevated home values, a reduction in disposable income can occur due to relatively higher housing costs. The average household size within the city was recorded at 2.71, slightly lower than the ETJ's at 2.86.

The City of Dripping Springs' housing stock is mostly Owner-Occupied at 85.27%, which is fairly high compared to the state (63.37%) and Austin-Round Rock-Georgetown MSA (61.0%) percentages. Vacancy among housing units is low at 3.4% and is predicted to stay at that rate through 2026.

PERMITS

The table below shows the last 12 years of single family and multifamily permits for Dripping Springs in conjunction with the city's ratio to county permits. A significant rise in single family permits was seen in 2016 and has continued to rise. Multifamily units have remained fairly consistent over the last 12 years with the exception of 160 units added in 2015, though there are multiple recent multifamily developments that have been added to the area but are not in the city limits. Dripping Spring's average capture rate for single family issued within Hays County over the last 12 years is roughly 7%. Looking forward Dripping Springs could absorb 10% or more of single family permits in the county as prices continue to rise in Austin and development moves outward. The permit data below coincides with the sentiment that the large majority of the population is seeking owner-occupied housing.

Dripping Springs Permit Data				
Type	Single Family	Dripping Springs to Hays Co Ratio (Single Family)	Multifamily	Dripping Springs to Hays Co Ratio (Multifamily)
2010	5	<1%	0	0%
2011	24	2%	0	0%
2012	12	1%	0	0%
2013	49	3%	0	0%
2014	82	5%	0	0%
2015	78	4%	160	29%
2016	268	14%	0	0%
2017	317	11%	0	0%
2018	345	12%	0	0%
2019	323	10%	0	0%
2020	431	11%	0	0%
2021	472	10%	0	0%

FUTURE DEVELOPMENT

Per Dripping Springs’ Potential Development Map (2017), there are 41 new or potential developments within or surrounding Dripping Springs. Since the updating of the Potential Development map in 2021 roughly 10 developments have been completed or have entered their final stage, therefore they have been excluded from the following estimates. With the completion of the new developments, it is estimated they will bring an additional 8,618 housing units to the area. The majority being single family though this number includes multifamily as well. One anticipated development to note is the Anarene development, located just north of the city limits on RR 12 (shown in purple on the map below). The development was last approved in September of 2021. The property is roughly 1,700 acres with 2,231 planned residences, as well as commercial, retail, and office space. There was a significant uptick (5x) of residential development starting in 2016 after the release of the previous Comprehensive Plan.

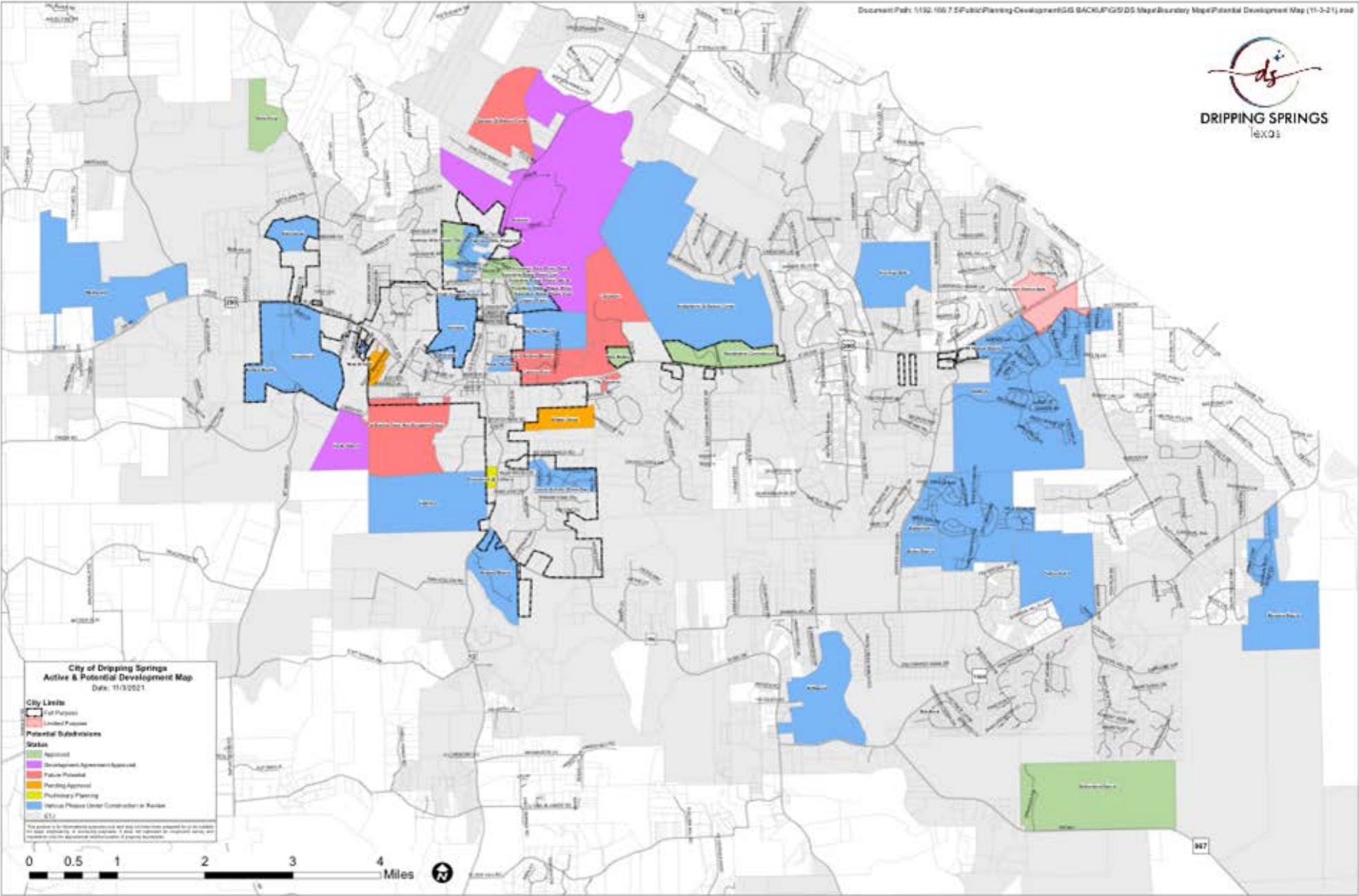


Figure 1. Dripping Springs Future & Potential Development

MARKET ANALYSIS

SINGLE FAMILY DEMAND

The City of Dripping Springs is developing rapidly compared to just a few years ago. In 2021 alone, there were 472 single family permits issued. Comparing city and county permit data keeping in mind the Dripping Springs population projections and current household size, it is estimated that Dripping Springs captures roughly 10% of the county demand. Therefore, the potential demand for new single family homes is projected to be 413 units annually.

MULTI FAMILY DEMAND

As development continues to sprawl outwards from Austin, the potential for younger residents preferring to rent will likely increase. Dripping Springs has the potential to capture 10% of multifamily growth within Hays County. Potential demand for multifamily is projected to be 293 units annually.

There are currently 96 existing multifamily units within the City of Dripping Springs, with a healthy vacancy rate of 3.5%. Current market rent is high at \$1,781 (\$1.83 PSF) compared to \$1,659 in the Austin-Round Rock-Georgetown MSA, up 5.5% from the prior period. The rise in market rent is most likely associated with rising inflation and high demand for housing. Multifamily housing developments such as The Local may expand the number of units offered in the future, absorbing the demand for multifamily units.

OFFICE

The City of Dripping Springs currently has 219K SF of office space, spread between 47 existing buildings. Market rent is reported at \$31.59 PSF with a vacancy rate of 6.7%, up 2.1% from last period. There is currently no office space under construction, though 7.2k SF of the vacant 14.7k SF is projected to be absorbed.

RETAIL

Retail is prevalent within Dripping Springs with 687k SF in retail inventory. The surrounding area also offers an abundance of retail options including the Galleria in Bee Cave, the Domain in Austin, and the Tanger Outlets in San Marcos. The current market rent is \$25.59 per SF with a vacancy rate of 0.9% (5.9k SF). Lastly, 12 month net absorption is currently at 3.1k SF.



Item 2.



APPENDIX.D

Fiscal Impact Summary

FISCAL IMPACT SUMMARY

As part of the comprehensive planning process for the City of Dripping Springs, Catalyst Commercial conducted the fiscal analysis based upon the preferred land use scenario prepared by DTJ.

SUMMARY

The proposed scenario is projected to result in an estimated total of \$695.9M in net new property tax benefits to all taxing entities and a total of over \$93.2M of net new sales tax benefits over the 15-20 year plan horizon (2023 to 2045) for the City of Dripping Springs and the Dripping Springs ETJ (the sales tax calculation includes the 2% that contributes to local taxing entities and excludes the 6.25% that contributes to the State of Texas). Net fiscal benefits include both property and sales taxes that would be generated from potential future development. In addition, the Preferred Scenario is estimated to create 3,556 new jobs and increase population by 9,164 new residents that can contribute to the local economy.

Fiscal impacts for parcels within the City of Dripping Springs over the same plan horizon are \$21.7M in net new property tax benefits to all taxing entities and a total of over \$10.4M of net new sales tax.

Fiscal impacts for parcels within the Dripping Springs ETJ but outside the city limits over the same plan horizon are \$674.2M in net new property tax benefits to all taxing entities and a total of over \$82.8M of net new sales tax.

The analysis area includes 10,633 acres (existing City limits and ETJ). For each Land Use Type, Catalyst Commercial used the following assumptions regarding the balance of land uses that will likely be developed.

Table 1. Land Use Program Breakdown

Land Use (city + ETJ)	Total Area (Ac)	City Area (Ac)	ETJ Area (Ac)	Open Space	SF Residential	Multifamily	Office	Retail	Industrial
Existing Entitled Residential	3,489	924	2,564						
Existing Entitled Commercial	194	194	0						
Rural Preserve	503	0	503	90%	10%	0%	0%	0%	0%
Rural Reserve	5,668	108	5,560	70%	30%	0%	0%	0%	0%
Hill Country Estate	326	0	326	50%	50%	0%	0%	0%	0%
Suburban Neighborhood	1,346	0	1,346	50%	35%	0%	5%	10%	0%
Neighborhood Commercial	129	19	110	25%	25%	0%	20%	20%	10%
Village Center	232	28	205	20%	20%	20%	15%	25%	0%
Village Residential	82	0	82	25%	45%	10%	5%	15%	0%
Mixed Use	38	2	36	25%	35%	15%	10%	15%	0%
Hill Country Destination	110	6	104	30%	0%	0%	10%	35%	25%
Grand Total	12,118	1,281	10,837						

Density: To estimate density, Catalyst Commercial and DTJ used the following floor area ratios (FAR) to estimate land coverage for each Land Use Type.

Table 2. Place Type FAR

Land Use (city + ETJ)	SF Residential Units Per Acre	Multifamily Units Per Acre	Office FAR	Retail FAR	Industrial FAR
Rural Preserve	0.05	0	20%	20%	50%
Rural Reserve	0.1	0	20%	20%	50%
Hill Country Estate	0.2	0	20%	20%	50%
Suburban Neighborhood	4.0	0	40%	40%	50%
Neighborhood Commercial	4.0	0	20%	20%	50%
Village Center	6.0	12	20%	20%	50%
Village Residential	8.0	16	20%	20%	50%
Mixed Use	8.0	20	20%	20%	50%
Hill Country Destination	0.0	0	20%	20%	50%

Program: Based upon the above assumptions, the following represents the total additional program for each land use type.

Table 3. Additional Program by Land Use

Place Type (city + ETJ)	SF Residential Units	Multifamily Units	Office SF	Retail SF	Industrial SF
Existing Entitled Residential	6,854	949	-	-	-
Existing Entitled Commercial	-	-	338,113	1,098,866	147,924
Rural Preserve	3	-	-	-	-
Rural Reserve	170	-	-	-	-
Hill Country Estate	33	-	-	-	-
Suburban Neighborhood	1,884	-	1,172,322	2,344,643	-
Neighborhood Commercial	129	-	225,014	225,014	281,267
Village Center	279	558	303,648	506,080	-
Village Residential	294	131	35,567	106,700	-
Mixed Use	106	114	32,975	49,462	-
Hill Country Destination	-	-	96,006	336,022	600,039
Grand Total	9,751	1,751	2,203,644	4,666,788	1,029,230

To estimate fiscal impact, Catalyst Commercial used the demand assumptions from the Market Analysis to estimate the future absorption through the planning year horizon of 2045.

Annual Absorption Estimates:

SF Residential	413 units (city) 250 units ETJ
Multifamily	73 units (city) 291 units ETJ
Office	7,200 sf (city) 21,200 sf ETJ
Retail	22,500 sf (city) 28,500 sf ETJ
Industrial	5,700 sf (city) 32,300 sf units ETJ

Note: Projected absorption is based upon historical and future projections and actual absorption is subject to the regulatory environment, business conditions, market factors, and other external influences.

Fiscal Impact: Based upon the proposed Place Types and above assumptions, Catalyst Commercial estimated the future sales tax and property tax implications for the City of Dripping Springs through 2045.

Table 4. Cumulative Additional Program by Year (2023-2045)

City + ETJ		Cumulative SF Residential	Cumulative Multifamily Units	Cumulative Office SF	Cumulative Retail SF	Cumulative Industrial
2023	Year 1	663	364	28,400	51,000	38,000
2024	Year 2	1,326	728	56,800	102,000	76,000
2025	Year 3	1,989	949	85,200	153,000	114,000
2026	Year 4	2,652	1,022	113,600	204,000	152,000
2027	Year 5	3,315	1,095	142,000	255,000	190,000
2028	Year 6	3,978	1,168	170,400	306,000	228,000
2029	Year 7	4,641	1,241	198,800	357,000	266,000
2030	Year 8	5,304	1,314	227,200	408,000	304,000
2031	Year 9	5,842	1,387	255,600	459,000	342,000
2032	Year 10	6,092	1,460	284,000	510,000	380,000
2033	Year 11	6,342	1,533	312,400	561,000	418,000
2034	Year 12	6,592	1,606	340,800	612,000	456,000
2035	Year 13	6,842	1,679	369,200	663,000	494,000
2036	Year 14	7,092	1,751	397,600	714,000	532,000
2037	Year 15	7,342	1,751	426,000	765,000	570,000
2038	Year 16	7,592	1,751	454,400	816,000	608,000
2039	Year 17	7,842	1,751	482,800	867,000	646,000
2040	Year 18	8,092	1,751	511,200	918,000	684,000
2041	Year 19	8,342	1,751	539,600	969,000	722,000
2042	Year 20	8,592	1,751	568,000	1,020,000	760,000
2043	Year 21	8,842	1,751	596,400	1,071,000	798,000
2044	Year 22	9,092	1,751	624,800	1,122,000	836,000
2045	Year 23	9,342	1,751	653,200	1,173,000	874,000

To calculate fiscal impact, Catalyst Commercial used the following assumptions:

Sales per SF	\$300.00
Sales Tax Rate	2.0%
City Parcel Property Tax Rate	1.88340/\$100
ETJ Parcel Property Tax Rate	2.29088/\$100
City Parcel Sales Tax Rate	2% (Dripping Springs 1.25%, Hays Co 0.5%, DS Library 0.25%)
ETJ Parcel Sales Tax Rate	2% (Other such as ESD 1.25%, Hays Co 0.5%, DS Library 0.25%)
Residential Unit Size	2,800
Multifamily Unit Size	1,000

To calculate values, Catalyst Commercial used the following values per square foot assumptions:

- Residential: \$140
- Office: \$180
- Retail \$180

Industrial: \$60

Multifamily: \$150

To estimate the number of additional jobs and population, Catalyst Commercial used the following assumptions:

JOBS EST.	SF/JOB
Retail	980
Industrial	450
Office	600
POPULATION	
People per SF unit	2.61
People per MF unit	1.50

Net Fiscal Benefits: Based upon the above values and tax rate assumptions, Catalyst Commercial calculated the estimated net fiscal benefits of the Preferred Scenario. The results are shown below.

- Total Net New Taxable Property Value: the new value that year plus the previous years of new value

Table 5. Dripping Springs (city + ETJ) Preferred Scenario Net Fiscal Benefits (2023-2045)

Item 2.

Fiscal Benefits (city + ETJ)	Total Net New Taxable Property Value	Annual Property Tax	Annual Net New Sales Tax	Annual Additional Jobs	Annual Increase in Population
Year 1	\$331,068,000	\$6,856,880	\$306,000	184	2,276
Year 2	\$662,136,000	\$13,713,761	\$612,000	184	2,276
Year 3	\$971,735,700	\$20,078,828	\$918,000	184	2,062
Year 4	\$1,259,153,700	\$25,935,739	\$1,224,000	184	1,840
Year 5	\$1,546,571,700	\$31,792,650	\$1,530,000	184	1,840
Year 6	\$1,833,989,700	\$37,649,561	\$1,836,000	184	1,840
Year 7	\$2,121,407,700	\$43,506,472	\$2,142,000	184	1,840
Year 8	\$2,408,825,700	\$49,363,383	\$2,448,000	184	1,840
Year 9	\$2,647,394,777	\$54,300,274	\$2,754,000	184	1,515
Year 10	\$2,772,916,777	\$57,108,036	\$3,060,000	184	762
Year 11	\$2,898,438,777	\$59,915,798	\$3,366,000	184	762
Year 12	\$3,023,960,777	\$62,723,560	\$3,672,000	184	762
Year 13	\$3,149,482,777	\$65,531,321	\$3,978,000	184	762
Year 14	\$3,274,851,177	\$68,336,190	\$4,284,000	184	760
Year 15	\$3,389,423,177	\$70,937,720	\$4,590,000	184	653
Year 16	\$3,503,995,177	\$73,539,250	\$4,896,000	184	653
Year 17	\$3,618,567,177	\$76,140,779	\$5,202,000	184	653
Year 18	\$3,733,139,177	\$78,742,309	\$5,508,000	184	653
Year 19	\$3,847,711,177	\$81,343,838	\$5,814,000	184	653
Year 20	\$3,962,283,177	\$83,945,368	\$6,120,000	184	653
Year 21	\$4,076,855,177	\$86,546,897	\$6,426,000	184	653
Year 22	\$4,191,427,177	\$89,148,427	\$6,732,000	184	653
Year 23	\$4,305,999,177	\$91,749,957	\$7,038,000	184	653
		\$1,328,906,998	\$84,456,000	4,228	27,010

Table 6. Dripping Springs (city only) Preferred Scenario Net Fiscal Benefits (2023-2045)

Fiscal Benefits (city)	Total Net New Taxable Property Value	Annual Property Tax	Annual Net New Sales Tax	Annual Additional Jobs	Annual Increase in Population
Year 1	\$178,534,000	\$3,362,509	\$135,000	48	1,187
Year 2	\$357,068,000	\$6,725,019	\$270,000	48	1,187
Year 3	\$535,602,000	\$10,087,528	\$405,000	48	1,187
Year 4	\$714,136,000	\$13,450,037	\$540,000	48	1,187
Year 5	\$892,670,000	\$16,812,547	\$675,000	48	1,187
Year 6	\$1,071,204,000	\$20,175,056	\$810,000	48	1,187
Year 7	\$1,249,738,000	\$23,537,565	\$945,000	48	1,187
Year 8	\$1,428,272,000	\$26,900,075	\$1,080,000	48	1,187
Year 9	\$1,557,957,077	\$29,342,564	\$1,215,000	48	862
Year 10	\$1,574,595,077	\$29,655,924	\$1,350,000	48	110
Year 11	\$1,591,233,077	\$29,969,284	\$1,485,000	48	110
Year 12	\$1,607,871,077	\$30,282,644	\$1,620,000	48	110
Year 13	\$1,624,509,077	\$30,596,004	\$1,755,000	48	110
Year 14	\$1,640,993,477	\$30,906,471	\$1,890,000	48	108
Year 15	\$1,646,681,477	\$31,013,599	\$2,025,000	48	-
Year 16	\$1,652,369,477	\$31,120,727	\$2,160,000	48	-
Year 17	\$1,658,057,477	\$31,227,855	\$2,295,000	48	-
Year 18	\$1,663,745,477	\$31,334,982	\$2,430,000	48	-
Year 19	\$1,669,433,477	\$31,442,110	\$2,565,000	48	-
Year 20	\$1,675,121,477	\$31,549,238	\$2,700,000	48	-
Year 21	\$1,680,809,477	\$31,656,366	\$2,835,000	48	-
Year 22	\$1,686,497,477	\$31,763,493	\$2,970,000	48	-
Year 23	\$1,692,185,477	\$31,870,621	\$3,105,000	48	-
		\$584,782,218	\$37,260,000	1,095	10,908

Table 7. Dripping Springs (ETJ only) Preferred Scenario Net Fiscal Benefits (2023-2045)

Fiscal Benefits (ETJ)	Total Net New Taxable Property Value	Annual Property Tax	Annual Net New Sales Tax	Annual Additional Jobs	Annual Increase in Population
Year 1	\$152,534,000	\$3,494,371	\$171,000	136	1,089
Year 2	\$305,068,000	\$6,988,742	\$342,000	136	1,089
Year 3	\$436,133,700	\$9,991,300	\$513,000	136	874
Year 4	\$545,017,700	\$12,485,701	\$684,000	136	653
Year 5	\$653,901,700	\$14,980,103	\$855,000	136	653
Year 6	\$762,785,700	\$17,474,505	\$1,026,000	136	653
Year 7	\$871,669,700	\$19,968,907	\$1,197,000	136	653
Year 8	\$980,553,700	\$22,463,309	\$1,368,000	136	653
Year 9	\$1,089,437,700	\$24,957,710	\$1,539,000	136	653
Year 10	\$1,198,321,700	\$27,452,112	\$1,710,000	136	653
Year 11	\$1,307,205,700	\$29,946,514	\$1,881,000	136	653
Year 12	\$1,416,089,700	\$32,440,916	\$2,052,000	136	653
Year 13	\$1,524,973,700	\$34,935,317	\$2,223,000	136	653
Year 14	\$1,633,857,700	\$37,429,719	\$2,394,000	136	653
Year 15	\$1,742,741,700	\$39,924,121	\$2,565,000	136	653
Year 16	\$1,851,625,700	\$42,418,523	\$2,736,000	136	653
Year 17	\$1,960,509,700	\$44,912,925	\$2,907,000	136	653
Year 18	\$2,069,393,700	\$47,407,326	\$3,078,000	136	653
Year 19	\$2,178,277,700	\$49,901,728	\$3,249,000	136	653
Year 20	\$2,287,161,700	\$52,396,130	\$3,420,000	136	653
Year 21	\$2,396,045,700	\$54,890,532	\$3,591,000	136	653
Year 22	\$2,504,929,700	\$57,384,934	\$3,762,000	136	653
Year 23	\$2,613,813,700	\$59,879,335	\$3,933,000	136	653
		\$744,124,780	\$47,196,000	3,132	16,102

Site Development Projects				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant.	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed.	Approved w/ Conditions
SD2022-0001 Julep Commercial Park	ETJ	NE corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities.	Under Review
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements.	Waiting on Resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond.	Approved w/ Conditions
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on Resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures.	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ.	Approved w/ Conditions
SD2022-0032 Driftwood Ranch Clubhouse	ETJ	857 Driftwood Golf Club Drive	Revising previously approved site plan.	Waiting on Resubmittal
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting on Resubmittal
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of two additional duplexes w/ accompanying site improvements.	Waiting on Resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on Resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on Resubmittal
SD2023-0014 BR Dripping Springs	CL	27010 RR 12	3 commercial buildings with parking, stormwater and water quality.	Waiting on Resubmittal
SD2023-0018 Sunset Canyon Storage Facility	ETJ	950 S. Sunset Canyon Drive	Proposed storage facility with associated parking and drive.	Waiting on Resubmittal
SD2023-0020 Graveyard Cellars	ETJ	24101 RR 12	2800 sq ft building and parking.	Approved w/ Conditions
SD2024-001 Roxie's at Dripping Springs	CL	299 W. Mercer Street	Renovating and expanding site.	Approved w/ Conditions
SD2024-002 QuickTrip #4133	CL	HWY 290 and Sawyer Ranch Rd	Convenience store with fuel sales.	Waiting on Resubmittal
SD2024-004 Glass Business Park, Phase 2	ETJ	2560 W Hwy 290	Construction of 6 additional warehouse buildings with associated site improvements	Waiting on Resubmittal
SD2024-007 New Growth at Roger Hanks	CL	US 290 at Roger Hanks Pkwy	Mix land use and 240 residential units with parkland and roadway connections.	Waiting on Resubmittal
SD2024-008 AutoZone 5807 Dripping Springs	CL	US Hwy 290	Retail auto parts store.	Waiting on Resubmittal
SD2024-011 Patriot Erectors CZP	ETJ	3023 West Hwy 290	Detention pond.	Approved w/ Conditions
SD2024-012 5285 Bell Springs Rd	ETJ	5285 Bell Springs Rd	Private religious educational facility and associated improvements.	Waiting on Resubmittal
SD2024-014 Pear Tree Commercial	ETJ	27322 RR 12	Existing commercial space. Pave the parking area and provide water quality treatment of that area.	Approved w/ Conditions
SD2024-020 Lost Lizard	ETJ	10730 FM 967	Four residential accessory structures and gravel parking.	Waiting on Resubmittal
SD2025-002 Ewald Kubota	ETJ	3981 E US 290	Kubota sales and service center with customer and display parking.	Waiting on Resubmittal
SD2025-003 The Ranch at Caliterra Amenity Center	ETJ	Whiskey Barrel Dr.	Office, bathrooms, remodel pavillion out of an existing barn, pool, pickleball courts, and parking.	Waiting on Resubmittal
SD2025-006 AAA Storserv Dripping Springs LLC Phase 2	CL	1300 E US 290	Expansion of developed area including buildings, drives and parking.	Waiting on Resubmittal

Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2025-008 Driftwood Utility Access Corridor	ETJ	FM 967 and RM 1826	Joint use access easement that will tunnel under existing TxDOT ROW.	Waiting on Resubmittal
SD2025-010 Dripping Springs High School No. 2	ETJ	11091 Darden Hill Rd	482,844 s.f. two-story building, associated parking, sidewalks, utilities, grading, drainage, storm water detention and water quality improvements	Waiting on Resubmittal
SD2025-011 Hemphill 1862 Dripping Springs	ETJ	1511 W Hwy 290	Wireless communication tower on existing commercial lot.	Waiting on Resubmittal
SD2025-012 West Travis County PUA 1340 Elevated Storage Tank	ETJ	149 Shelton Ranch Rd	12" waterline, fire hydrant, access drive, and a one-million-gallon elevated storage tank.	Waiting on Resubmittal
SD2025-014 FM 1826 Retail Center	ETJ	16514 RR 1826	Gas Station development with a 10,000sf convenience store, parking lot and driving aisles.	Waiting on Resubmittal
SD2025-015 Uriegas Dental	CL	28495 RR 12	New dental office and a second professional office building with associated parking and drives.	Waiting on Resubmittal
SD2025-016 St. Martin de Porres	CL	230 Post Oak	Construction of new Church with approx. 17,656 sqft gross floor area, with parking, detention, and utilities.	Waiting on Resubmittal
SD2026-001 MVMT C-Store Dripping Springs	CL	26207 Ranch Road 12	5,585 sqft convenience store with 10 fueling positions.	Waiting on Resubmittal
SD2026-002 Howard Ranch Commercial	CL	26002 RR 12	Phase 1 - 8,500 sq ft general store w/ gas station. Phase 2 - four retail stores.	Waiting on Resubmittal
SD2026-003 Appamada School	CL	201 Blue Ridge	Renovation of existing house into K-5 school with additional parking.	Waiting on Resubmittal
SD2026-004 HCMUD4 WWTP Effluent Storage Tank Addition	ETJ	147 Terrace Ct	Addition of a 333,000 gallon effluent storage tank.	Waiting on Resubmittal
SD2026-005 U-Haul Dripping Springs	ETJ	14001 W US 290	1 story warehouse, 4 story self storage, covered RV parking, water quality and detention.	Under Review
SD2026-006 Home Grown and Ranch	CL	101 Retha Drive	Updating existing 2500 sqft building and adding two 950 sqft buildings, parking, drives, septic, water quality and detention.	Under Review
Blue rows indicate new applications				

<i>Ongoing Projects</i>	
Comprehensive Plan	Multiple Comp Plan Committee meetings for October
Cannon Mixed-Use	Resubmitted. Staff performing internal review.
PDD2023-0001 Madelynn Estates	Dormant
PDD2023-0002 Southern Land	Development Agreement Submittal under Review
PDD2025-001 ATX RR 12 and Kopponen PDD Amendment	Pending resubmittal

Subdivision Projects				
Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved w/ Conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting on Resubmittal
SUB2022-0052 Village Grove Phase 1 Construction Plans	CL	Sports Park Rd	Approved- back in review for landscape revisions.	Approved w/ Conditions
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Waiting on Resubmittal
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Approved w/ Conditions
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Approved w/ Conditions
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Redesign to include north bound turn lane on Roger Hanks Pkwy, Improvements to Hamilton Crossing and Lake Lucy Loop	Waiting on Resubmittal
SUB2023-0038 The Ranch at Caliterra Final Plat	ETJ	HC Carter Way	234 single family lots on 200.024 acres	Approved w/ Conditions
SUB2023-0039 Wild Ridge Phase 2 Construction Plans	CL	Shadow Ridge Parkway	142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space	Waiting on Resubmittal
SUB2023-0042 Hardy Construction Plans	CL	2901 West US 290	78.021 acres subdivided into 73 single family lots	Approved w/ Conditions
SUB2023-0048 Driftwood Falls Estates Subdivision	ETJ	609 S Creekwood Dr	Replat two lots in one.	Approved w/ Conditions
SUB2023-0050 Sanctuary Dripping Springs CP	ETJ	1111 Hays Country Acres	Revising approved construction plans.	Waiting on Resubmittal

SUB2024-005 Roger Hanks Construction Plans	CL	US 290 at Roger Hanks Pkwy	Public improvements from southern boundary to intersection with 290.	Waiting on Resubmittal
SUB2024-012 St. Martin's Subdivision, Lots 1 & 2 Amending Plat	CL/ETJ	230 Post Oak Drive	Combine two existing lots into one.	Approved w/ Conditions
SUB2024-015 Gateway Village Phase 1	CL	US 290	Final plat for 144 single family subdivision.	Waiting on Resubmittal
SUB2024-017 Wild Ridge Phase 2 Final Plat	CL	Shadow Ridge Parkway	152 single family residential lots.	Approved w/ Conditions
SUB2024-019 Driftwood Subdivision, Phase 5, Preliminary Plat	ETJ	Thurman Roberts Way	13 lots. 10 residential, 2 open space, and 1 private.	Approved w/ Conditions
SUB2024-021 Village Grove Phase 2A Subdivision	CL	Village Grove Parkway	Infrastructure for 64 single family residential lots on 18.206 acres	Waiting on Resubmittal
SUB2024-024 Heritage Phase 4 Subdivision	CL	Sportsplex Drive	115 single family lots on 31.80 acres	Waiting on Resubmittal
SUB2024-025 Village Grove Phase 3 Subdivision	CL	Village Grove Parkway	115 single family lots on 30.04 acres	Waiting on Resubmittal
SUB2024-030 Heritage Phase 3 Final Plat	CL	Sportsplex Drive	164 lot subdivision plat	Waiting on Resubmittal
SUB2024-034 Village Grove Phase 2A Final Plat	CL	Village Grove Parkway	Final plat for 165 single family lots.	Approved w/ Conditions
SUB2025-002 Lunaroya PH 3 Preliminary Plat	ETJ	13755 Silver Creek Dr	9 single family residential lots.	Waiting on Resubmittal
SUB2025-005 Ewald Kubota Minor Plat	ETJ	3981 E US 290	3.9 acre plat	Waiting on Resubmittal
SUB2025-006 Cannon Ranch Phase 3 and 4 Construction Plans	CL	Rushmore Drive at Lone Peak Way	Public roadways, utilities, and storm drainage infrastructure for 156 residential and 3 open space lots.	Waiting on Resubmittal
SUB2025-007 Double L Ranch Reclaimed Water Production Facility and Pump and Haul	ETJ	Northwest of RR 12 and Event Center Dr	Reclaimed water facility	Under Review

SUB2025-008 Cannon Ranch Phases 3 & 4 Subdivision Final Plat	CL	Rushmore Drive	3 open space lots and 156 40', 45', or 60' residential lots.	Approved w/ Conditions
SUB2025-009 Wild Ridge Subdivision Wastewater Treatment Plant Final Plat	CL	Goose Island Dr and Lost Maples Dr	0.8873 acre lot	Approved w/ Conditions
SUB2025-011 Double L Pod A1, A2, A3 Arterial Preliminary Plat	ETJ	Pecos River Xing	Public infrastructure.	Waiting on Resubmittal
SUB2025-012 Double L Pod A3 Preliminary Plat	ETJ	Pecos River Xing	46 residential units.	Waiting on Resubmittal
SUB2025-013 Double L Pod A1 and A2 Preliminary Plat	ETJ	Pecos River Xing	99 residential units.	Waiting on Resubmittal
SUB2025-014 Village Grove Wastewater Treatment Plant	CL	S Rob Shelton Blvd	WWTP for the Village Grove Development.	Waiting on Resubmittal
SUB2025-015 Wild Ridge Wastewater Treatment Plant	CL	Goose Island Drive	Phase one of the temporary WWTP.	Waiting on Resubmittal
SUB2025-017 Lunaroya Phase 2 Construction Plans	ETJ	Silver Creek Road	28 single family residential lots (minimum 1.5 acre) with on site sewage, paving, utilities, and open space.	Waiting on Resubmittal
SUB2025-018 Double L Pod B4 Preliminary Plat	ETJ	153 El Capitan Lp	Plat for 62 residential lots	Waiting on Resubmittal
SUB2025-019 Double L Pod B4 Arterial Preliminary Plat	ETJ	153 El Capitan Lp	Single lot plat for arterial road adjacent to pod B4	Waiting on Resubmittal
SUB2025-020 Double L Pod A4 and B1 Preliminary Plat	ETJ	843 Pecos River Xing	Plat for 102 residential lots	Waiting on Resubmittal
SUB2025-021 Double L Pod A4 and B1 Arterial Preliminary Plat	ETJ	843 Pecos River Xing	Single lot plat for arterial road adjacent to pods A4 and B1	Waiting on Resubmittal
SUB2025-023 Double L Ranch Pod A3 Construction Plans	ETJ	29300 RR 12	46 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal

SUB2025-024 Double L Ranch Pod A1 & A2 Construction Plans	ETJ	29300 RR 12	99 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-025 Double L Ranch Pod A1, A2, A3 Arterial Construction Plans	ETJ	29300 RR 12	46 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-026 Parten Ranch Phase 8 Final Plat	ETJ	600 Two Creeks Lane	84 residential and 3 open space/drainage lots.	Waiting on Resubmittal
SUB2025-027 Driftwood Subdivision, Phase 1, Section 2, Block A, Lots 30 and 31 - Amending Plat	ETJ	1574 Thurman Roberts Way	Combine lots 30 and 31.	Approved w/ Conditions
SUB2025-031 Lunaroya Phase 2 Subdivision	ETJ	Silver Creek Road	39 lot final plat with 34 residential lots, open space lots, and drainage lots.	Waiting on Resubmittal
SUB2025-032 Headwaters Station Phase 1 Preliminary Plat	CL	Hwy 290 and Canyonwood Dr	7 commercial lots and 1 drainage lot on 55.13 acres.	Approved w/ Conditions
SUB2025-033 Haydon Place Preliminary Plat	CL	265 College Street	34 residential lot subdivision. 8 lots within City Limits and remaining in Hays County. 2 drainage lots.	Waiting on Resubmittal
SUB2025-034 WTCPUA 20 Inch Cross Country Transmission Main Seg. 3	ETJ	Silver Creek Road	4,020 linear feet of potable water transmission main.	Waiting on Resubmittal
SUB2025-035 Wild Ridge 16 Inch Water Line	CL	E US Hwy 290	7,800 linear feet of 16" ductile iron water transmission mains.	Waiting on Resubmittal
SUB2025-036 Fitzhugh Reserve Minor Plat	ETJ	11704 Crumley Ranch Rd	1.189 acre single lot plat.	Approved
SUB2026-002 New Life Lutheran Church of Dripping Springs Plat	CL	1121 Buffalo Canyon Drive	Minor plat of 12 acre undeveloped lot into two lots.	Waiting on Resubmittal
SUB2026-004 Village Grove Phase 3-1 Final Plat	CL	Village Grove Parkway	18 residential lots with 2 open space lots and 1 detention pond lot.	Waiting on Resubmittal

SUB2026-005 Village Grove Phase 3-2 Final Plat	CL	Village Grove Parkway	31 residential lots with 1 open space lot.	Waiting on Resubmittal
SUB2026-006 Village Grove Phase 3-3 Final Plat	CL	Village Grove Parkway	66 Residential lots with 1 open space lot.	Waiting on Resubmittal
SUB2026-007 Feller's Dripping Springs Preliminary Plat	CL	1300 Creek Road	18 residential lots and 1 drainage lot.	Waiting on Resubmittal
SUB2026-008 HCMUD4 Phase 3 Drip Field Expansion	ETJ	147 Terrace Ct	Adding 4.5 acres of drip field to existing 23.05 acres.	Waiting on Resubmittal
SUB2026-009 Amending Plat Establishing Lot 6A and 7A of The Woods	CL	1500 1600 1700 Woods Loop	Dividing single lot into two other lots creating lots 6A and 8A	Approved
SUB2026-010 Double L Ranch Phase 1 Final Plat	ETJ	RR 12	244 residential lots and amenity center.	Under Review
Blue rows indicate new applications				

In Administrative Completeness	Filing Date
ADMIN2026-017 108 Bob White Cove CUP	24-Apr
ADMIN2026-018 108 Bob White Cove Zoning Amendment	24-Apr
ADMIN2026-019 108 Bob White Cove Zoning Variance	24-Apr
SUB2026-007 Feller's Dripping Springs	29-Apr
SUB2023-0038 The Ranch at Caliterra Final Plat	29-Apr